

For Office Use Only:

File Number	ANPL2023048	Application Fee	\$1711.00
Related File Number	-	Conservation Authority Fee	N/A
Pre-consultation Meeting	-	Well & Septic Info Provided	N/A
Application Submitted	Jan. 25. 2023	Planner	Hanne Yager
Complete Application	Feb, 16. 2023	Public Notice Sign	-

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☒ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: _____

A. Applicant Information

Name of Owner Alan Zhang (2816378 Ontario Inc)

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 221 Main St of Courtland

Town and Postal Code Courtland, N0J 1M0

Phone Number 647-215-8885

Cell Number _____

Email alan.zhang@live.ca

Name of Applicant Ken Bekendam

Address 160 White Swan Rd

Town and Postal Code Brantford, ON N3T 5L4

Phone Number _____

Cell Number 905-961-0647

Email kenbekendam@gmail.com

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☐

Owner

☐

Agent

☒

Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

n/a

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Municipal Civic Address: 221 Main St of Courtland

Present Official Plan Designation(s): Commercial

Present Zoning: CBD

2. Is there a special provision or site specific zone on the subject lands?

☐

Yes

☒

No If yes, please specify:

3. Present use of the subject lands:

1 Ground floor commercial unit and 1 ground floor residential unit at the rear
4 residential units on second level

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

See Site Plan. All existing structures to remain. No exterior changes proposed. Existing rear structure is a garage/shop storage building and will remain its current use.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

No addition proposed

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

All existing structures to remain. No exterior changes proposed. Existing rear structure is a garage/shop storage building and will remain its current use. No new proposed structures

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:
unknown

9. Existing use of abutting properties: commercial

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information	Existing	Proposed
Please indicate unit of measurement, for example: m, m ² or %		
Lot frontage	10.21m	10.21m
Lot depth	79.75m	79.75m
Lot width	10.21m	10.21m
Lot area	1421.30 sqm	1421.30 sqm
Lot coverage		
Front yard	4.30m	4.30m
Rear yard		
Left Interior side yard	1.20m	1.20m
Right Interior side yard	1.16m	1.16m
Exterior side yard (corner lot)		

2. Please outline the relief requested (assistance is available):

To permit 75% residential GFA on the ground floor whereas bylaw 6.1.4 requires 50%

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

The commercial store front does not require the excess square footage to still function well. It would be better utilized for additional residential space.

4. Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐Yes ☐No ☒Unknown
If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐Yes ☐No ☒Unknown

3. Provide the information you used to determine the answers to the above questions:
[Existing uses to remain](#)

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

- ☐ Municipal sewers
☒ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)
-

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)
- ☒ Open ditches
-

2. Existing or proposed access to subject lands

- ☒ Municipal road
☐ Unopened road
- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

Main St of Courtland

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

Ken Bekendam

Dec 23rd 2022

Owner/Applicant/Agent Signature

Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Alan Zhang (2816378 OAT INC) am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Ken Bekendam to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

[Signature]

Owner

Jan 6, 2023

Date

Owner

Date

I, Ken Bekendam of Brantford, ON

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Ken Bekendam

In The Province of Ontario

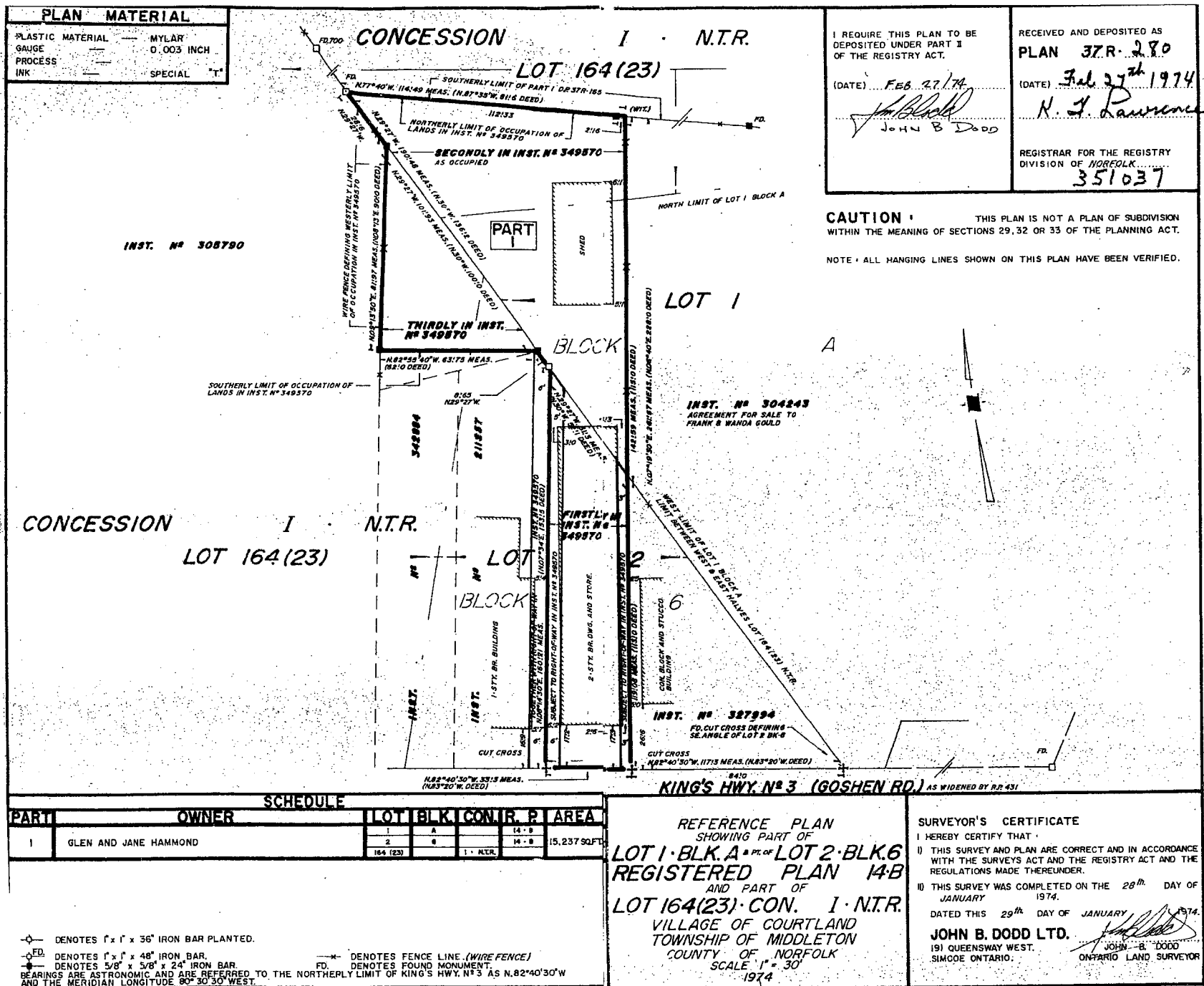
This 24th day of January

A.D., 2023

[Handwritten signature]

Norfolk
COUNTY

PLAN MATERIAL	
PLASTIC MATERIAL	MYLAR
GAUGE	0.003 INCH
PROCESS	
INK	SPECIAL "T"



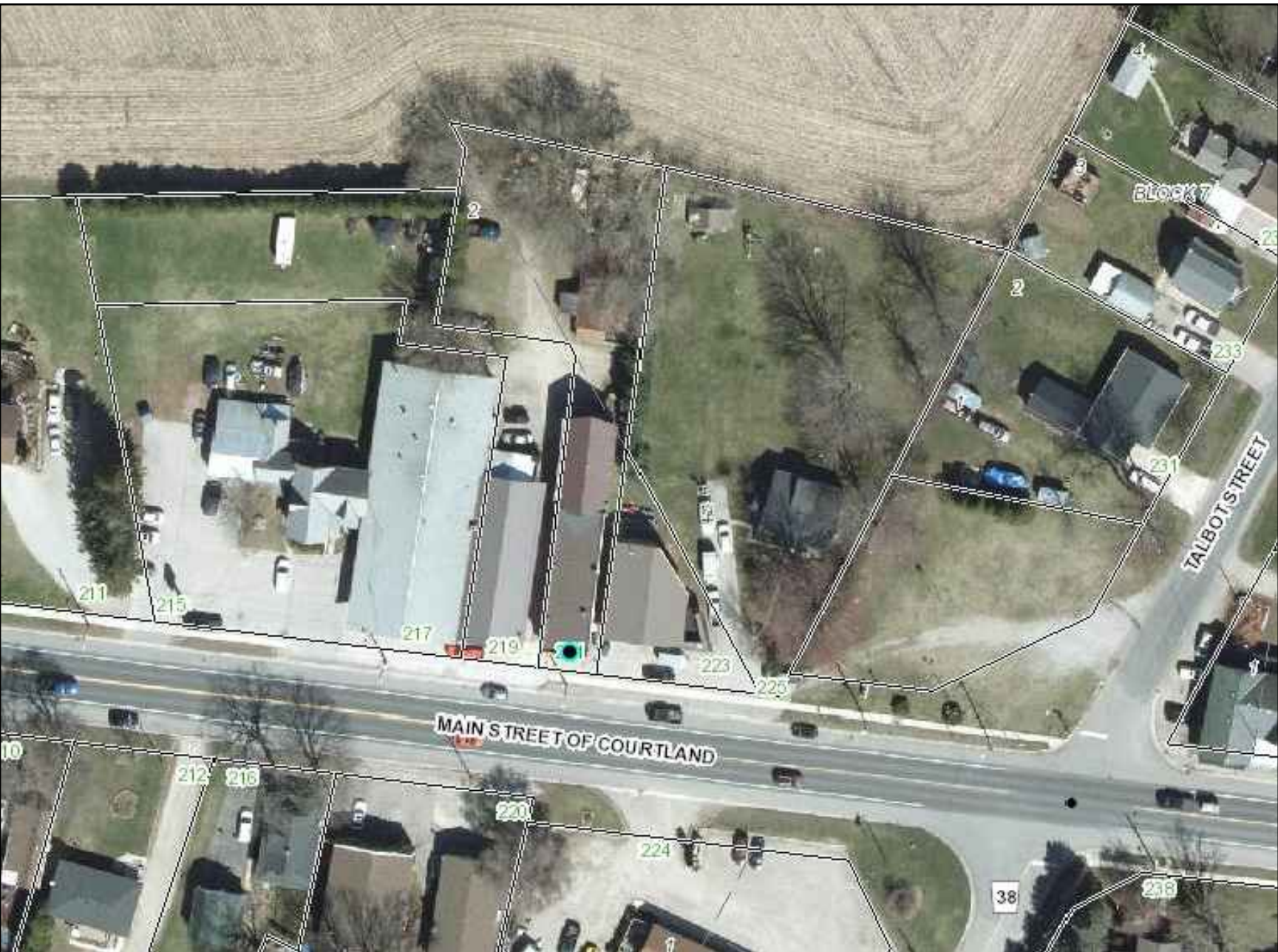
221 MAIN STREET OF COURTLAND, INNERKIP-ON NOJ 1M0



EXISTING BUILDING IMAGE

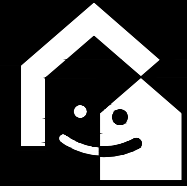


AERIAL MAP



ZONING MAP

CITY ELECTRONIC STAMP:



legal
second
suites.com

LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES
ARE OWNED AND OPERATED BY KING HOMES INC.

LEAD DESIGNER & CONSULTANT

KEN BEKENDAM, B.A. BUSCON, L.T.

kenbekendam@gmail.com

CONTACT INFORMATION:

OFFICE:

979 MAIN ST. E. HAMILTON, ON

OFFICE PHONE:

905-546-4467

CELL PHONE:

905-963-0647

LEAD ENGINEER

ROBERT MENDEZ, P. ENG.

robertmendez@yahoo.com

CONTACT INFORMATION:

CONSTRUCTIONERS

ENGINEERING

OFFICE PHONE:

416-807-1072

PEO:

100054193

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. FULL SCALE: 24" X 36"
2. ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
3. FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
4. UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
5. USE LATEST REVISED DRAWINGS.
6. ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
7. ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF LEGAL SECOND SUITES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT LEGAL SECOND SUITES WRITTEN PERMISSION. LEGAL SECOND SUITES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PEO NUMBER AND ORIGINAL SIGNATURE.
8. BUILDING OWNERS WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
9. CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

REVISIONS:

NO.	DATE	GENERAL DESCRIPTION:	INITIALS
01	09.27.2022	ISSUED FOR REVIEW	F.A.
02	10.01.2022	ISSUED FOR REVIEW	F.A.
03	01.09.2023	ISSUED FOR REVIEW	F.A.
04			

NORTH PORTION:



ENGINEER'S STAMP:

*ONLY ITEMS MARKED WITH AN ASTERISK

PROJECT NAME/ ADDRESS:

**221 MAIN STREET OF
COURTLAND, INNERKIP**

SHEET NAME:

TITLE PAGE

SCALE:	N/A
PROJECT NO.	22-00
DATE:	10/01/2022
DRAWN BY:	FADI ALDAYAA
REVIEWED BY:	KEN BEKENDAM
SHEET NO.	

A0.01

GENERAL NOTES:

- ALL CONSTRUCTION TO COMPLY WITH THE CURRENT ONTARIO BUILDING CODE (REVISED 2012 OBC - DEC 19, 2017).
- ALL DIMENSIONS ARE MEASURED TO ROUGH FRAMING, MASONRY, OR CONCRETE SURFACES U.O.N.
- ALL DOORS AND WINDOW OPENINGS ARE MEASURED TO ROUGH FRAMING OR MASONRY OPENING.
- CONTRACTOR SHALL VERIFY WINDOW OPENINGS WITH THE MANUFACTURER PRIOR TO WORK.
- READ ARCHITECTURAL DRAWINGS IN CONJUNCTION WITH ELECTRICAL PLANS SUPPLIED BY LICENSED ELECTRICAL CONTRACTOR.
- ALL DIMENSIONS MUST BE CHECKED AGAINST THE ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS BEFORE COMMENCING FABRICATION.
- THE CONTRACTOR SHALL PROPERLY SUPERVISE THE WORK AND ENSURE THAT THE WORK IS INSTALLED TO THE CORRECT LINES AND LEVELS, THAT THE CONNECTIONS AND DETAILS CONFORM TO THE DRAWING DETAILS AND SHALL COORDINATE THE INTERFACING OF ALL WORK WITH ALL SUB-TRADES.
- PROVIDE POSITIVE FRONT YARD SLOPE TO MUNICIPAL SEWER FOR WATER RUN-OFF.
- CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL EXISTING UNDERGROUND AND ABOVE UTILITIES AND SERVICES. VARIOUS UTILITIES CONCERNED TO BE GIVEN REQUIRED ADVANCE NOTICE PRIOR TO ANY DIGGING, FOR STAKE OUT.
- THE CONTRACTOR IS NOT RESPONSIBLE FOR ACCURACY OF SURVEY DRAWING.
- EXISTING DRAINAGE PATTERNS TO REMAIN. ANY NEW SUMP PUMP INSTALLATIONS TO DISCHARGE IN REAR YARD.

- BUILDING FROM THESE SHALL PROCEED ONLY WHEN MARKED "ISSUED FOR CONSTRUCTION."
- EXISTING STRUCTURE NOTE:
- OWNER AND CONTRACTOR ARE FULLY RESPONSIBLE FOR VERIFYING ALL EXISTING GENERAL AND STRUCTURAL CONDITIONS PRIOR TO ANY WORK. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO SUITE ADDITIONS INC. PRIOR TO ANY WORK.
 - OWNER AND CONTRACTOR IS FULLY RESPONSIBLE FOR SHORING EXISTING STRUCTURE PRIOR TO ANY WORK IF REQUIRED.

CODE REFERENCES AND SPECIFICATIONS

1. FIRE PROTECTION MEASURES
- ALL FIRE PROTECTION MEASURES MUST COMPLY WITH OBC 9.10. (U.O.N.)

2. CEILING HEIGHTS
- CEILING HEIGHTS SHALL COMPLY WITH OBC 9.5.3.1. AND PART 11 - C102 OF TABLE 11.5.1.1.C.

- PART 9:
- BASEMENT SPACE- 2 100 mm (6'-10 3/4") over at least 75% of the basement area except that under beams and ducts the clearance is permitted to be reduced to 1 950 mm (6'-4 7/8")

- PART 11 (COMPLIANCE ALTERNATIVE):
- In a house,
- (a) minimum room height shall not be less than 1 950 mm (6'-4 7/8") over the required floor area and in any location that would normally be used as a means of egress, or
 - (b) minimum room height shall not be less than 2 030 mm (6'-8") over at least 50% of the required floor area, provided that any part of the floor having a clear height of less than 1 400 mm (4'-7 1/8") shall not be considered in computing the required floor area.

3. EGRESS FROM DWELLING UNIT
- EGRESS FROM DWELLING UNIT SHALL COMPLY WITH OBC 9.9.9 AND PART 11 COMPLIANCE - C136 OF TABLE 11.5.1.1.C.

- PART 9:
- 9.9.9.1. Travel Limit to Exits or Egress Doors
- (1) Except as provided in Sentences (2) and (3), every dwelling unit containing more than 1 storey shall have exits or egress doors located so that it shall not be necessary to travel up or down more than 1 storey to reach a level served by.
 - (a) an egress door to a public corridor, enclosed exit stair or exterior passageway, or
 - (b) an exit doorway not more than 1 500 mm above adjacent ground level.
 - (2) Where a dwelling unit is not located above or below another suite, the travel limit from a floor level in the dwelling unit to an exit or egress door is permitted to exceed 1 storey where that floor level has direct access to a balcony.
 - 9.9.9.2. Two Separate Exits
 - (1) Except as provided in Sentence 9.9.7.3.(1), where an egress door from a dwelling unit opens onto a public corridor or exterior passageway it shall be possible from the location where the egress door opens onto the corridor or exterior passageway to go in opposite directions to two separate exits unless the dwelling unit has a second and separate means of egress.

- 9.9.9.3. Shared Egress Facilities
- (1) A dwelling unit shall be provided with a second and separate means of egress where an egress door from the dwelling unit opens onto,
 - (a) an exit stairway serving more than one suite,
 - (b) a public corridor,
 - (i) serving more than one suite, and
 - (ii) served by a single exit,
 - (c) an exterior passageway,
 - (i) serving more than one suite,
 - (ii) served by a single exit stairway or ramp, and
 - (iii) more than 1.5 m above adjacent ground level, or
 - (d) a balcony,
 - (i) serving more than one suite,
 - (ii) served by a single exit stairway or ramp, and
 - (iii) more than 1.5 m above adjacent ground level.

- PART 11 (COMPLIANCE ALTERNATIVE):
- In a house, exit requirements are acceptable if at least one of the following conditions exists:
- (a) a door, including a sliding door, that opens directly to the exterior from a dwelling unit, serves only that dwelling unit and has reasonable access to ground level, and the dwelling units are equipped with smoke alarms installed in conformance with Subsection 9.10.19.,
 - (b) an exit that is accessible to more than one dwelling unit and provides the only means of egress from each dwelling unit, provided that the means of egress is separated from the remainder of the building and common areas by a fire separation having a 30 min fire-resistance rating and provided further that the required access to exit from any dwelling unit cannot be through another dwelling unit, service room or other occupancy, and both dwelling units and common areas are provided with smoke alarms that are installed in conformance with Subsection 9.10.19. and are interconnected, or
 - (c) access to an exit from one dwelling unit which leads through another dwelling unit where,
 - (i) an additional means of escape is provided through a window that conforms to the following:
 - (A) the sill height is not more than 1 000 mm above or below adjacent ground level,
 - (B) the window can be opened from the inside without the use of tools,
 - (C) the window has an individual unobstructed open portion having a minimum area of 0.38 m² with no dimension less than 460 mm
 - (D) the sill height does not exceed 900 mm above the floor or fixed steps,
 - (E) where the window opens into a window well, a clearance of not less than 1 000 mm shall be provided in front of the window, and
 - (F) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19. and are interconnected,
 - (i) an additional means of escape is provided through a window that conforms to the following:
 - (A) the window is a casement window not less than 1 060 mm high, 560 mm wide, with a sill height not more than 900 mm above the inside floor,
 - (B) the sill height of the window is not more than 5 m above adjacent ground level, and
 - (C) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19. and are interconnected, or (iii) the building is sprinklered and the dwelling units are equipped with smoke alarms installed in conformance with Subsection 9.10.19.

10. EGRESS FROM BEDROOMS
- EGRESS FROM BEDROOMS SHALL COMPLY WITH OBC 9.9.10.1

- PART 9:
- (1) Except where a door on the same floor level as the bedroom provides direct access to the exterior, every floor level containing a bedroom in a suite shall be provided with at least one outside window that,
 - (a) is openable from the inside without the use of tools,
 - (b) provides an individual, unobstructed open portion having a minimum area of 0.35 m² with no dimension less than 380 mm, and
 - (c) maintains the required opening described in Clause (b) without the need for additional support.
 - (2) Except for basement areas, the window required in Sentence (1) shall have a maximum sill height of

- 1000 mm above the floor.
- (3) When sliding windows are used, the minimum dimension described in Sentence (1) shall apply to the openable portion of the window.
 - (4) Where the sleeping area within a live/work unit is on a mezzanine with no obstructions more than 1 070 mm above the floor, the window required in Sentence (1) may be provided on the main level of the live/work unit provided the mezzanine is not more than 25% of the area of the live/work unit or 20 m², whichever is less, and an unobstructed direct path of travel is provided from the mezzanine to this window.
 - (5) Where a window required in Sentence (1) opens into a window well, a clearance of not less than 550 mm shall be provided in front of the window.
 - (6) Where the sash of a window referred to in Sentence (5) swings towards the window well, the operation of the sash shall not reduce the clearance in a manner that would restrict escape in an emergency.
 - (7) Where a protective enclosure is installed over the window well referred to in Sentence (5), such enclosure shall be openable from the inside without the use of keys, tools or special knowledge of the opening mechanism.

5. SMOKE ALARMS
- SMOKE ALARMS SHALL COMPLY WITH OBC 9.10.19. AND PART 11 COMPLIANCE - C175 OF TABLE 11.5.1.1.C.

- PART 9:
- 9.10.19.1. Required Smoke Alarms
- (2) Smoke alarms conforming to CAN/ULC-S531, "Smoke Alarms", shall be installed in each dwelling unit and in each sleeping room not within a dwelling unit.
 - (3) Smoke alarms required in Sentence (1) shall have a visual signalling component conforming to the requirements in 18.5.3. (Light, Color and Pulse Characteristics) of NFPA 72, "National Fire Alarm and Signaling Code".
 - (4) The visual signalling component required in Sentence (2) need not, (a) be integrated with the smoke alarm provided it is interconnected to it, (b) be on battery backup, or (c) have synchronized flash rates, when installed in a dwelling unit.
 - (5) The luminous intensity for visual signalling components required in Sentence (2) that are installed in sleeping rooms shall be a minimum of 1.75 cd.
 - (6) Smoke alarms required in Sentence (1) shall be installed on or near the ceiling.
 - 9.10.19.3. Location of Smoke Alarms
 - (1) Within dwelling units, sufficient smoke alarms shall be installed so that,
 - (a) there is at least one smoke alarm installed on each storey, including basements, and
 - (b) on any storey of a dwelling unit containing sleeping rooms, a smoke alarm is installed,
 - (i) in each sleeping room, and
 - (ii) in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.
 - (2) Within a house that contains an interior shared means of egress or common area, a smoke alarm shall be installed in each shared means of egress and common area.
 - (3) A smoke alarm required in Sentences (1) and (2) shall be installed in conformance with CAN/ULC-S553, "Installation of Smoke Alarms".
 - 9.10.19.1. Power Supply
 - (1) Except as provided in Sentences (2) and (3), smoke alarms required in Sentences 9.10.19.1.(1) and 9.10.19.3.(2) shall,
 - (a) be installed with permanent connections to an electrical circuit,
 - (b) have no disconnect switch between the overcurrent device and the smoke alarm, and
 - (c) in case the regular power supply to the smoke alarm is interrupted, be provided with a battery as an alternative power source that can continue to provide power to the smoke alarm for a period of not less than 7 days in the normal condition, followed by 4 min of alarm.
 - 9.10.19.1. Interconnection of Smoke Alarms
 - (1) Where more than one smoke alarm is required in a dwelling unit, the smoke alarms shall be wired so that the activation of one alarm will cause all alarms within the dwelling unit to sound.

- PART 11 (COMPLIANCE ALTERNATIVE):.
- Smoke alarms may be battery operated.

10. CARBON MONOXIDE ALARMS
- CARBON MONOXIDE ALARMS SHALL COMPLY WITH OBC 9.33.4. AND PART 11 COMPLIANCE - C197 OF TABLE 11.5.1.1.C.

- PART 9:
- 9.33.4.1. Application
- (1) This Subsection applies to every building that,
 - (a) contains a residential occupancy, and
 - (b) contains a fuel-burning appliance or a storage garage.
 - 9.33.4.1. Location of Carbon Monoxide Alarms
 - (1) Where a fuel-burning appliance is installed in a suite of residential occupancy, a carbon monoxide alarm shall be installed adjacent to each sleeping area in the suite.
 - (2) Where a fuel-burning appliance is installed in a service room that is not in a suite of residential occupancy, a carbon monoxide alarm shall be installed,
 - (a) adjacent to each sleeping area in every suite of residential occupancy that is adjacent to the service room, and
 - (b) in the service room.
 - (3) Where a storage garage is located in a building containing a residential occupancy, a carbon monoxide alarm shall be installed adjacent to each sleeping area in every suite of residential occupancy that is adjacent to the storage garage.
 - (4) Where a storage garage serves only the dwelling unit to which it is attached or built in, a carbon monoxide alarm shall be installed adjacent to each sleeping area in the dwelling unit.
 - (5) A carbon monoxide alarm shall be mechanically fixed,
 - (a) at the manufacturer's recommended height, or
 - (b) in the absence of specific instructions, on or near the ceiling.
 - 9.33.4.1. Installation and Conformance to Standards
 - (1) The carbon monoxide alarm required by Article 9.33.4.2. shall,
 - (a) except as permitted in Sentence (2), be permanently connected to an electrical circuit and shall have no disconnect switch between the overcurrent device and the carbon monoxide alarm,
 - (b) be wired so that its activation will activate all carbon monoxide alarms within the suite, where located within a suite of residential occupancy,
 - (c) be equipped with an alarm that is audible within bedrooms when the intervening doors are closed, where located adjacent to a sleeping area, and
 - (d) conform to,
 - (i) CAN/CSA-6.19, "Residential Carbon Monoxide Alarming Devices", or
 - (ii) UL 2034, "Single and Multiple Station Carbon Monoxide Alarms".
 - (2) Where the building is not supplied with electrical power, carbon monoxide alarms are permitted to be battery operated.

- PART 11 (COMPLIANCE ALTERNATIVE):.
- Carbon monoxide alarms may be battery operated or plugged into an electrical outlet.

10. FIRE-RESISTANCE RATINGS FOR WALLS, COLUMNS AND ARCHES
- FIRE-RESISTANCE RATINGS FOR WALLS, COLUMNS AND ARCHES SHALL COMPLY WITH OBC 9.10.8.3 AND PART 11 COMPLIANCE - C147 OF TABLE 11.5.1.1.C.

- PART 9:
- (1) Except as otherwise provided in this Subsection, all load bearing walls, columns and arches in the structure immediately below a floor or roof assembly shall have a fire-resistance rating of not less than that required for the supported floor or roof assembly.
 - PART 11 (COMPLIANCE ALTERNATIVE):.
 - (a) Except as provided in (b) and (c), 30 min rating is acceptable.
 - (b) In a house, 15 min horizontal fire separation is acceptable where,
 - (i) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19., and
 - (ii) smoke alarms are interconnected.
 - (c) In a house, the fire-resistance rating of the fire separation is waived where the building is sprinklered.

11. SEPARATION OF SERVICE ROOMS
- SEPARATION OF SERVICE ROOMS SHALL COMPLY WITH OBC 9.10.10.4

- PART 9:
- 9.10.10.1. Appliances and Equipment to be Located in a Service Room
- (1) Except as provided in Sentences (2) and (3) and Article 9.10.10.5., fuel-fired appliances shall be located in a service room separated from the remainder of the building by a fire separation having not less than a 1 h fire-resistance rating.
 - (2) Except as required in the appliance installation standards referenced in Sentences 6.2.1.4.(1) and 9.33.1.2.(1), fuel fired spaceheating appliances, space-cooling appliances and service water heaters need not be separated from the remainder of the building as required in Sentence (1) where the equipment serves,
 - (a) not more than one room or suite,
 - (b) a house, or
 - (c) a building, other than a house, with a building area of not more than 400 m² and a building height of not more than 2 storeys.
 - (3) Sentence (1) does not apply to fireplaces and cooking appliances.

9. SEPARATION OF RESIDENTIAL SUITES

- SEPARATION OF RESIDENTIAL SUITES SHALL COMPLY WITH OBC 9.10.9.14 AND PART 11 COMPLIANCE - C152 OF TABLE 11.5.1.1.C.

- PART 9:
- (1) Except as provided in Sentences (2) and (3) and Article 9.10.21.2., suites in residential occupancies shall be separated from adjacent rooms and suites by a fire separation having a fire-resistance rating of not less than 45 min.
 - (2) Sleeping rooms in boarding, lodging or rooming houses where sleeping accommodation is provided for not more than 8 boarders or lodgers shall be separated from the remainder of the floor area by a fire separation having a fire-resistance rating of not less than 30 min where the sleeping rooms form part of the proprietor's residence and do not contain cooking facilities.
 - (3) Except as provided in Sentences (4) and (5), dwelling units that contain 2 or more storeys including basements shall be separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than 1 h.
 - (4) Except as provided in Sentence (5), dwelling units in a house shall be separated from each other and common areas by a fire separation having a fire-resistance rating of not less than 45 min.
 - (5) The fire-resistance rating of the fire separation required in Sentence (4) is permitted to be waived where the house is sprinklered.

- PART 11 (COMPLIANCE ALTERNATIVE):.
- (a) Except as provided in (b) and (c), 30 min fire separation is acceptable.
 - (b) In a house, 15 min horizontal fire separation is acceptable where,
 - (i) smoke alarms are installed in every dwelling unit and in common areas in conformance with Subsection 9.10.19., and
 - (ii) smoke alarms are interconnected.
 - (c) In a house, the fire-resistance rating of the fire separation is waived where the building is sprinklered.

10. CLOSURES (DOORS):
- CLOSURES SHALL COMPLY WITH OBC 9.10.13.1 AND PART 11 COMPLIANCE - C155 OF TABLE 11.5.1.1.C.

- PART 9:
- (1) Except as provided in Article 9.10.13.2., openings in required fire separations shall be protected with a closure conforming to Table 9.10.13.1. and shall be installed in conformance with NFPA 80, - Fire Doors and Other Opening Protectives -, unless otherwise specified in this Part.

- PART 11 (COMPLIANCE ALTERNATIVE):
- Existing functional closures are acceptable subject to C.A.'s C8 and C156.
- (a) Existing functional and sound doors in existing buildings that are either hollow metal or kalamein and containing wired glass at least 6 mm thick and conforming to Sentence 3.1.8.14.(2) are permitted in lieu of doors not required to exceed 45 min,
 - (b) all existing functional and sound hollow metal or kalamein doors which carry existing 1.5 h labels are acceptable in lieu of current 1.5 h labels and may contain wired glass panels not exceeding 0.0645 m², at least 6 mm thick and conforming to Sentence 3.1.8.14.(2), and
 - (c) every fire door, window assembly or glass block used as a closure in a required fire separation shall be installed in conformance with good engineering practice. In a house, existing unlabelled doors at least 45 mm solid core wood or metal clad are acceptable. For existing closures, ratings of 20 min will not be required where the entire floor area is sprinklered.

11. LAUNDRY FIXTURES
- LAUNDRY FIXTURES SHALL COMPLY WITH OBC 9.31.4.2.

- PART 9:
- (1) Laundry facilities or a space for laundry facilities shall be provided in every dwelling unit or grouped elsewhere in the building in a location conveniently accessible to occupants of every dwelling unit.

12. NATURAL VENTILATION
- NATURAL VENTILATION SHALL COMPLY WITH OBC 9.32.2.1 AND PART 11 COMPLIANCE - C194 OF TABLE 11.5.1.1.C.

- PART 9:
- (1) The unobstructed openable ventilation area to the outdoors for rooms and spaces in a residential occupancy ventilated by natural means shall conform to Table 9.32.2.1.

- PART 11 (COMPLIANCE ALTERNATIVE):
- In a house, rooms or spaces to be ventilated by natural means in accordance with Subsection 9.32.2. or by providing adequate mechanical ventilation.

13. ELECTRICAL FACILITIES
- ELECTRICAL FACILITIES SHALL COMPLY WITH OBC 9.34.

14. INTERCONNECTION OF SYSTEMS
- INTERCONNECTION OF SYSTEMS SHALL COMPLY WITH OBC 6.2.3.9 AND PART 11 COMPLIANCE - C91 OF TABLE 11.5.1.1.C.

- PART 6:
- (1) In a residential occupancy, air from one suite shall not be circulated to any other suite or to a public corridor or public stairway.

- PART 11 (COMPLIANCE ALTERNATIVE):
- In a building containing not more than four dwelling units or residential suites, the existing heating or air-conditioning system may be altered to serve more than one dwelling unit or suite, provided smoke alarms are installed in each dwelling unit or suite and provided a smoke detector is installed in the supply or return air duct system serving the entire building which would turn off the fuel supply and electrical power to the heating system upon activation of such detector.

15. PENETRATIONS
- PIPING, TUBING, DUCTS, CHIMNEYS, WIRING, CONDUIT, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR SERVICE EQUIPMENT THAT PENETRATE A FIRE SEPARATION MUST BE NON COMBUSTIBLE AND FIRE STOPPED.

16. PLUMBING
- ALL PLUMBING MUST CONFORM TO O.REG.332/12, DIV. 8 PART 7 OF THE BUILDING CODE

17. HANDRAILS AND GUARDRAILS
- INSTALL HANDRAILS AND GUARDRAILS IN ACCORDANCE WITH 9.8.7. AND 9.8.8 OF THE BUILDING CODE RESPECTIVELY

CITY ELECTRONIC STAMP:



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LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES
ARE OWNED AND OPERATED BY KING HOMES INC.

LEAD DESIGNER & CONSULTANT KEN BEKENDAM, B.A BUSCON, L.T. kenbekendam@gmail.com	LEAD ENGINEER ROBERT MENDEZ, P. ENG. robertmendez@yahoo.com
CONTACT INFORMATION: OFFICE: 979 MAIN ST. E. HAMILTON, ON OFFICE PHONE: 905-546-4467	CONTACT INFORMATION: CONSTRUCTIONERS ENGINEERING OFFICE PHONE: 416-807-1072
CELL PHONE: 905-963-0647	FED: 100054193

- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS. FULL SCALE: 24" X 36"
 - ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
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 - USE LATEST REVISED DRAWINGS.
 - ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
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 - BUILDING OWNERS) WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
 - CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

REVISIONS:			
NO.	DATE:	GENERAL DESCRIPTION:	INITIALS:
01	09.27.2022	ISSUED FOR REVIEW	F.A
02	10.01.2022	ISSUED FOR REVIEW	F.A
03	01.09.2023	ISSUED FOR REVIEW	F.A
04			

NORTH PORTION:

ENGINEER'S STAMP:

*ONLY ITEMS MARKED WITH AN ASTERISK

PROJECT NAME/ ADDRESS:

**221 MAIN STREET OF
COURTLAND, INNERKIP**

SHEET NAME:

CONSTRUCTION NOTES

SCALE:	NTS
PROJECT NO.	DATE:
22-00	10/01/2022
DRAWN BY:	REVIEWED BY:
FADI ALDAYAA	KEN BEKENDAM
SHEET NO.	

A0.02

SEPARATION BETWEEN RESIDENTIAL SUITES

SEPARATION BETWEEN RESIDENTIAL SUITES TO HAVE A FIRE RESISTANCE RATING OF **30 MINS** AS PER O.B.C. 9.10.9.14 (1), PART 11 C152 (a) AND PART 9.11.2.1(1) - STC 50. REFER TO SB3 TABLE 1 AND 2 FOR ASSEMBLY DETAILS.

EXISTING SHARED PARTITION:

- EX. LATH AND PLASTER WALL TO REMAIN AS IS
- MEETS A 30 MIN FRR AS PER SB2- TABLE 2.3.4 -A-D

AS PER OBC 2012 SB-2 FIRE RATINGS
PER COMPONENT OF WALL ASSEMBLY;
T.2.3.4.D
3/8" GYPSUM w/1 1/2" PLASTER 35 min.
T.2.3.4.E
WOOD. STUDS @ 16" O.C 20 min.
TOTAL 55 min.

EXISTING SHARED PARTITION:

- EX. MASONRY WALL TO REMAIN AS IS
- MEETS A 30 MIN FRR AS PER SB2 - TABLE 2.1.1

AS PER OBC 2012 SB-2 FIRE RATINGS
PER COMPONENT OF WALL ASSEMBLY;
T.2.1.1
203mm SOLID BRICK (80%) 4HR

EXISTING CEILING PARTITION:

- EX. LATH AND PLASTER CEILING TO REMAIN AS IS
- MEETS A 30 MIN FRR AS PER SB2 - TABLE 2.3.4.A -D

AS PER OBC 2012 SB-2 FIRE RATINGS
PER COMPONENT OF CEILING ASSEMBLY;
T.2.3.4.D
3/8" GYPSUM w/1 1/2" PLASTER 35 min.
T.2.3.4.E
WOOD. JOIST @ 16" O.C 10 min.
TOTAL 45 min.

SEPARATION BETWEEN RESIDENTIAL SUITES

SEPARATION BETWEEN RESIDENTIAL SUITES TO HAVE A FIRE RESISTANCE RATING OF **30 MINS** AS PER O.B.C. 9.10.9.14 (1), PART 11 C152 (a) AND PART 9.11.2.1(1) - STC 50. REFER TO SB3 TABLE 1 AND 2 FOR ASSEMBLY DETAILS.

NEW VERTICAL PARTITION (WALLS) - W4A (1HR FRR, STC51)

- NEW 2x4 STUD WALL SPACED 16" O.C.
- 3.5" THICK ABSORPTIVE MATERIAL
- RESILIENT METAL CHANNELS SPACED 24" O.C.
- 2 LAYERS 5/8" TYPE X GYPSUM BOARD ON CHANNEL SIDE
- 1 LAYER 5/8" TYPE X GYPSUM BOARD ON OTHER SIDE

NEW HORIZONTAL PARTITION (CEILING) - F8D (30min. FRR, 50 STC)

- EX. WOOD JOISTS @ 16" O.C.
- 6" THICK ABSORPTIVE MATERIAL IN CAVITY (FIBRE FROM ROCK/ SLAG W/ MIN 90mm & MIN. SURFACE AREA MASS OF 2.8 KG/SQM
- RESILIENT METAL CHANNELS SPACED @ 24" O.C.
- 1 LAYER 5/8" TYPE X GYPSUM BOARD ON CEILING SIDE

FOR PIPE AND WIRE PENETRATIONS

- USE FIRE RATED FOAM TESTED IN A ACCORDANCE WITH CAN/ULC-S115 (EG. HILTI FIRE FOAM CP 620 OR 3M FIRE BARRIER SEALANT CP 25WB+)

FOR HVAC DUCTING

- ADDRESSED WITH IN-DUCT SMOKE DETECTOR:
- SEE NOTE NEAR FURNACE ON FLOOR PLAN

FOR SERVICE ITEMS IN FIRE SEPARATION (VALVES, METERS, ELECTRICAL BOXES, ETC)

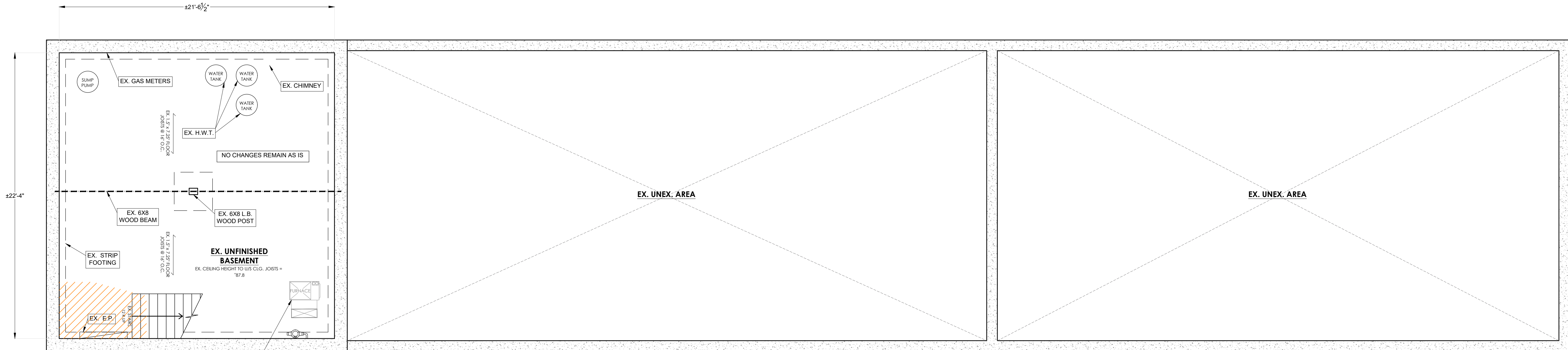
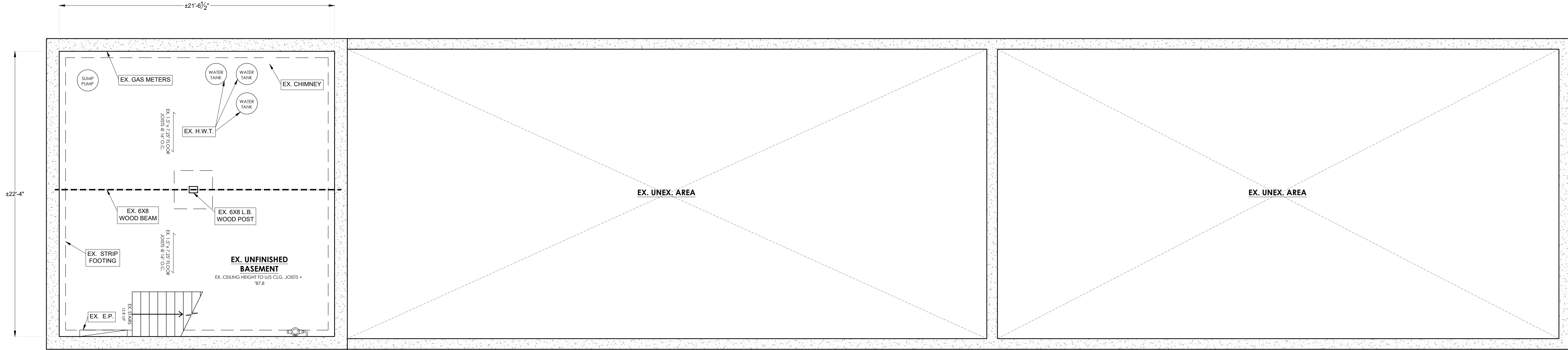
- USE ULC RATED FIRE-RATED ACCESS PANELS (MIN. 45 MINS.)

UNDER SIDE OF EXIT

SEPARATION BETWEEN RESIDENTIAL SUITES TO HAVE A FIRE RESISTANCE RATING OF **30 MINS** AS PER O.B.C. 9.10.9.14 (1), PART 11 C152 (a) AND PERT 9.11.2.1 (1) - STC 50. REFER TO SB3 TABLE 1 AND 2 FOR ASSEMBLY DETAILS

HORIZONTAL PARTITION (CEILING) - FBD (30 MIN FRR, STC50)

- EX WOOD JOISTS @ 16" O/C
- 6" THICK ABSORPTIVE MATERIAL IN CAVITY (FIBRE FROM ROCK/SLAG W/ MIN 90mm & MIN. SURFACE AREA MASS OF 2.8 KG/SQ.M
- RESILIENT METAL CHANNELS SPACED @ 24" O/C
- 1 LAYER 5/8" TYPE X GYPSUM BOARD ON CEILING SIDE



FURNACE, ENSURE DETECTOR IS PROVIDED IN SUPPLY OR RETURN AIR DUCT, WHICH, WHEN INSTALLED, TURNS OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO FURNACE UPON ACTIVATION OF THE DETECTOR AS PER O.B.C. 9.10.10.3.

PROPOSED BASEMENT

CITY ELECTRONIC STAMP:



legal
second
suites.com

LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.

LEAD DESIGNER & CONSULTANT

KEN BEKENDAM, B.A. BUSCOM, L.T.
kenbekendam@gmail.com

CONTACT INFORMATION:

OFFICE:
979 MAIN ST. E. HAMILTON, ON

OFFICE PHONE:
905-546-4467

CELL PHONE:
905-963-0647

LEAD ENGINEER

ROBERT MENDEZ, P. ENG.
robertmendez@yahoo.com

CONTACT INFORMATION:

CONSTRUCTIONERS
ENGINEERING

OFFICE PHONE:
416-807-1072

PEO:
100054193

GENERAL NOTES:

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- CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

REVISIONS:

NO.	DATE	GENERAL DESCRIPTION:	INITIALS:
01	09.27.2022	ISSUED FOR REVIEW	F.A
02	10.01.2022	ISSUED FOR REVIEW	F.A
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04			

NORTH POSITION:



ENGINEER'S STAMP:

*ONLY ITEMS MARKED WITH AN ASTERISK

PROJECT NAME/ ADDRESS:

221 MAIN STREET OF
COURTLAND, INNERKIP

SHEET NAME:

EXISTING BASEMENT

SCALE:

1/4"=1'-0"

PROJECT NO.

22-00

DRAWN BY:

FADI ALDAYAA

DATE:

10/01/2022

REVIEWED BY:

KEN BEKENDAM

SHEET NO.

A1.01

SEPARATION BETWEEN RESIDENTIAL SUITES

SEPARATION BETWEEN RESIDENTIAL SUITES TO HAVE A FIRE RESISTANCE RATING OF **30 MINS** AS PER O.B.C. 9.10.9.14 (1), PART 11 C152 (a) AND PART 9.11.2.1 (1) - STC 50. REFER TO SB3 TABLE 1 AND 2 FOR ASSEMBLY DETAILS.

EXISTING SHARED PARTITION:

-EX. LATH AND PLASTER WALL TO REMAIN AS IS
-MEETS A 30 MIN ERR AS PER SB2- TABLE 2.3.4.A-D

AS PER OBC 2012 SB-2 FIRE RATINGS PER COMPONENT OF WALL ASSEMBLY:

1.2.3.4.D	
3/8" GYPSUM w/1 1/2" PLASTER	35 min.
1.2.3.4.E	
WOOD. STUDS @16"O.C	20 min.
TOTAL	55 min.

EXISTING SHARED PARTITION:

-EX. MASONRY WALL TO REMAIN AS IS
- MEETS A 30 MIN FRR AS PER SB2 - TABLE 2.1.1

AS PER OBC 2012 SB-2 FIRE RATINGS PER COMPONENT OF WALL ASSEMBLY:

1.2.1.1	
203mm SOLID BRICK (80%)	4HR

EXISTING CEILING PARTITION:

-EX. LATH AND PLASTER CEILING TO REMAIN AS IS
- MEETS A 30 MIN FRR AS PER SB2 - TABLE 2.3.4.A-D

AS PER OBC 2012 SB-2 FIRE RATINGS PER COMPONENT OF CEILING ASSEMBLY:

1.2.3.4.D	
3/8" GYPSUM w/1 1/2" PLASTER	35 min.
1.2.3.4.E	
WOOD. JOIST @16"O.C	10 min.
TOTAL	45 min.

SEPARATION BETWEEN RESIDENTIAL SUITES

SEPARATION BETWEEN RESIDENTIAL SUITES TO HAVE A FIRE RESISTANCE RATING OF **30 MINS** AS PER O.B.C. 9.10.9.14 (1), PART 11 C152 (a) AND PART 9.11.2.1 (1) - STC 50. REFER TO SB3 TABLE 1 AND 2 FOR ASSEMBLY DETAILS.

NEW VERTICAL PARTITION (WALLS) - W4A (1HR FRR, STC51)

- NEW 2x4 STUD WALL SPACED 16" O.C.
- 3.5" THICK ABSORPTIVE MATERIAL
- RESILIENT METAL CHANNELS SPACED 24" O.C.
- 2 LAYERS 5/8" TYPE X GYPSUM BOARD ON CHANNEL SIDE
- 1 LAYER 5/8" TYPE X GYPSUM BOARD ON OTHER SIDE

NEW HORIZONTAL PARTITION (CEILING) - F8D (30min. FRR, 50 STC)

- EX. WOOD JOISTS @ 16" O.C.
- 6" THICK ABSORPTIVE MATERIAL IN CAVITY (FIBRE FROM ROCK/SLAG W/ MIN 90mm & MIN. SURFACE AREA MASS OF 2.8 KG/SQM
- RESILIENT METAL CHANNELS SPACED @ 24" O.C.
- 1 LAYER 5/8" TYPE X GYPSUM BOARD ON CEILING SIDE

FOR PIPE AND WIRE PENETRATIONS

- USE FIRE RATED FOAM TESTED IN A ACCORDANCE WITH CAN/ULC-S115 (EG. HILTI FIRE FOAM CP 620 OR 3M FIRE BARRIER SEALANT CP 25WB+)

FOR HVAC DUCTING

- ADDRESSED WITH IN-DUCT SMOKE DETECTOR:
- SEE NOTE NEAR FURNACE ON FLOOR PLAN

FOR SERVICE ITEMS IN FIRE SEPARATION (VALVES, METERS, ELECTRICAL BOXES, ETC)

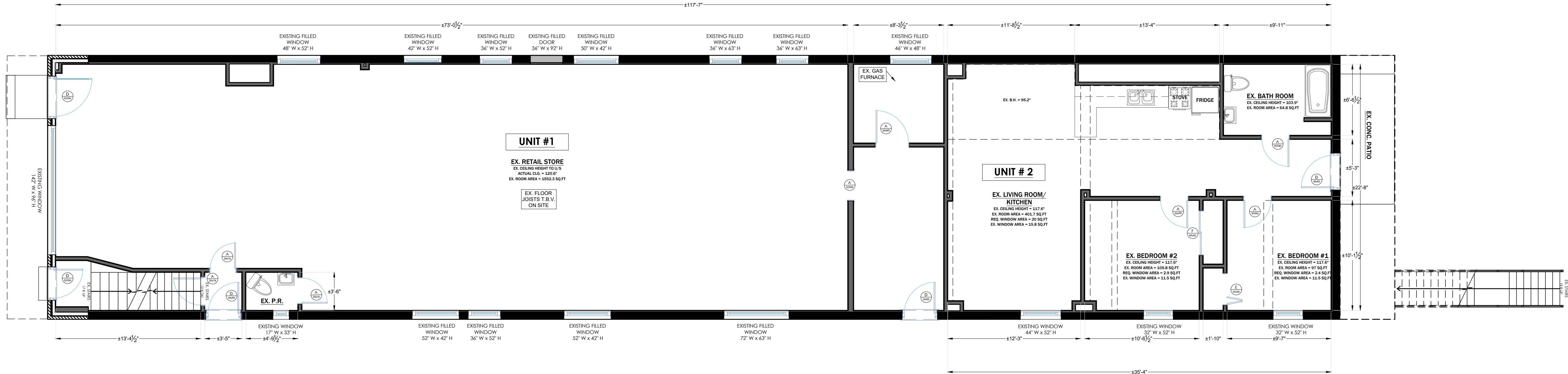
- USE ULC RATED FIRE-RATED ACCESS PANELS (MIN. 45 MINS.)

UNDER SIDE OF EXIT

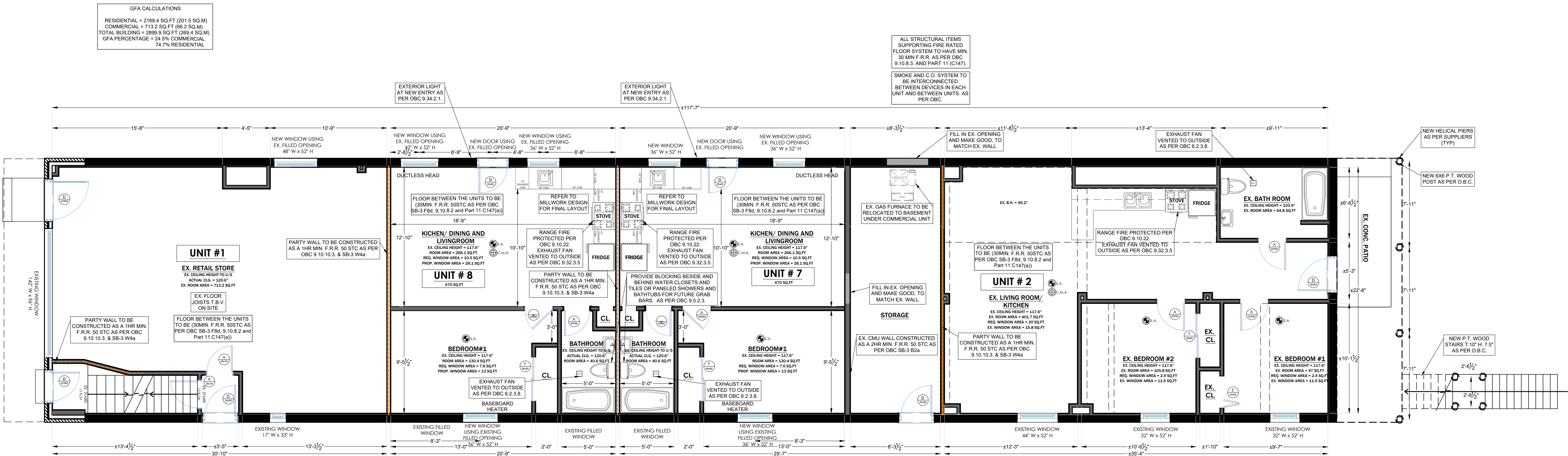
SEPARATION BETWEEN RESIDENTIAL SUITES TO HAVE A FIRE RESISTANCE RATING OF 30 MINS AS PER O.B.C. 9.10.9.14 (1), PART 11 C152 (a) AND PERT 9.11.2.1 (1) - STC 50. REFER TO SB3 TABLE 1 AND 2 FOR ASSEMBLY DETAILS

HORIZONTAL PARTITION (CEILING) - F8D (30 MIN FRR, STC50)

- EX WOOD JOISTS @ 16" O/C
- 6" THICK ABSORPTIVE MATERIAL IN CAVITY (FIBRE FROM ROCK/SLAG W/ MIN 90mm & MIN. SURFACE AREA MASS OF 2.8 KG/SQ.M
- RESILIENT METAL CHANNELS SPACED @ 24" O/C
- 1 LAYER 5/8" TYPE X GYPSUM BOARD ON CEILING SIDE



EXISTING MAIN FLOOR



PROPOSED MAIN FLOOR

CITY ELECTRONIC STAMP:



LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.

LEAD DESIGNER & CONSULTANT
KEN BEKENDAM, B.A. BUSCOM, L.T.
kenbekendam@gmail.com

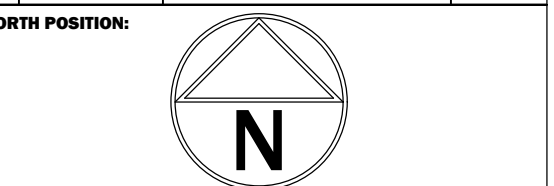
LEAD ENGINEER
ROBERT MENDEZ, P. ENG.
robertmendez@yahoo.com

CONTACT INFORMATION:
OFFICE: 979 MAIN ST. E. HAMILTON, ON
OFFICE PHONE: 905-546-4467
CELL PHONE: 905-963-0647

CONTACT INFORMATION:
CONSTRUCTION ENGINEERING
OFFICE PHONE: 416-807-1272
PEO: 100054193

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03	01.09.2023	ISSUED FOR REVIEW	F.A.
04			



ENGINEER'S STAMP:

*ONLY ITEMS MARKED WITH AN ASTERISK

PROJECT NAME/ADDRESS:

221 MAIN STREET OF COURTLAND, INNERKIP

SHEET NAME:

EXISTING GROUND FLOOR

SCALE:

3/16"=1'-0"

PROJECT NO.

22-00

DATE:

10/01/2022

DRAWN BY:

FADI ALDAYAA

REVIEWED BY:

KEN BEKENDAM

SHEET NO.

A1.02

SEPARATION BETWEEN RESIDENTIAL SUITES

SEPARATION BETWEEN RESIDENTIAL SUITES TO HAVE A FIRE RESISTANCE RATING OF 30 MINS AS PER O.B.C. 9.10.9.14 (1), PART 11 C152 (a) AND PART 9.11.2.1 (1) - STC 50. REFER TO SB3 TABLE 1 AND 2 FOR ASSEMBLY DETAILS.

EXISTING SHARED PARTITION:

-EX. LATH AND PLASTER WALL TO REMAIN AS IS
-MEETS A 30 MIN FRR AS PER SB2 - TABLE 2.3.4.A-D

AS PER OBC 2012 SB-2 FIRE RATINGS
PER COMPONENT OF WALL ASSEMBLY;
T.2.3.4.D

2" GYPSUM w/1 1/2" PLASTER 35 min.
T.2.3.4.E
WOOD, STUDS @16"O.C 20 min.

TOTAL 55 min.

EXISTING SHARED PARTITION:

-EX. MASONRY WALL TO REMAIN AS IS
- MEETS A 30 MIN FRR AS PER SB2 - TABLE 2.1.1

AS PER OBC 2012 SB-2 FIRE RATINGS
PER COMPONENT OF WALL ASSEMBLY;
T.2.1.1

203mm SOLID BRICK (80%) 4HR

EXISTING CEILING PARTITION:

-EX. LATH AND PLASTER CEILING TO REMAIN AS IS
- MEETS A 30 MIN FRR AS PER SB2 - TABLE 2.3.4.A-D

AS PER OBC 2012 SB-2 FIRE RATINGS
PER COMPONENT OF CEILING ASSEMBLY;
T.2.3.4.D

3/8" GYPSUM w/1 1/2" PLASTER 35 min.
T.2.3.4.E
WOOD, JOIST @16"O.C 10 min.

TOTAL 45 min.

SEPARATION BETWEEN RESIDENTIAL SUITES

SEPARATION BETWEEN RESIDENTIAL SUITES TO HAVE A FIRE RESISTANCE RATING OF 30 MINS AS PER O.B.C. 9.10.9.14 (1), PART 11 C152 (a) AND PART 9.11.2.1 (1) - STC 50. REFER TO SB3 TABLE 1 AND 2 FOR ASSEMBLY DETAILS.

NEW VERTICAL PARTITION (WALLS) - W4A (1HR FRR, STC51)

- NEW 2x4 STUD WALL SPACED 16" O.C.
- 3.5" THICK ABSORPTIVE MATERIAL
- RESILIENT METAL CHANNELS SPACED 24" O.C.
- 2 LAYERS 5/8" TYPE X GYPSUM BOARD ON CHANNEL SIDE
- 1 LAYER 5/8" TYPE X GYPSUM BOARD ON OTHER SIDE

NEW HORIZONTAL PARTITION (CEILING) - F8D (30min. FRR, 50 STC)

- EX. WOOD JOISTS @ 16" O.C.
- 6" THICK ABSORPTIVE MATERIAL IN CAVITY (FIBRE FROM ROCK/ SLAG W/ MIN 90mm & MIN. SURFACE AREA MASS OF 2.8 KG/SQM
- RESILIENT METAL CHANNELS SPACED @ 24" O.C.
- 1 LAYER 5/8" TYPE X GYPSUM BOARD ON CEILING SIDE

FOR PIPE AND WIRE PENETRATIONS

- USE FIRE RATED FOAM TESTED IN A ACCORDANCE WITH CAN/ULC-S115 (EG. HILTI FIRE FOAM CP 620 OR 3M FIRE BARRIER SEALANT CP 25WB+)

FOR HVAC DUCTING

- ADDRESSED WITH IN-DUCT SMOKE DETECTOR:
- SEE NOTE NEAR FURNACE ON FLOOR PLAN

FOR SERVICE ITEMS IN FIRE SEPARATION (VALVES, METERS, ELECTRICAL BOXES, ETC)

- USE ULC RATED FIRE-RATED ACCESS PANELS (MIN. 45 MINS.)

UNDER SIDE OF EXIT

SEPARATION BETWEEN RESIDENTIAL SUITES TO HAVE A FIRE RESISTANCE RATING OF 30 MINS AS PER O.B.C. 9.10.9.14 (1), PART 11 C152 (a) AND PERT 9.11.2.1 (1) - STC 50. REFER TO SB3 TABLE 1 AND 2 FOR ASSEMBLY DETAILS

HORIZONTAL PARTITION (CEILING) - FBD (30 MIN FRR, STC50)

- EX WOOD JOISTS @ 16" O/C
- 6" THICK ABSORPTIVE MATERIAL IN CAVITY (FIBRE FROM ROCK/SLAG W/ MIN 90mm & MIN. SURFACE AREA MASS OF 2.8 KG/SQ.M
- RESILIENT METAL CHANNELS SPACED @ 24" O/C
- 1 LAYER 5/8" TYPE X GYPSUM BOARD ON CEILING SIDE

CITY ELECTRONIC STAMP:

KING
HOMES INC.

legal
second
suites.com

LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES
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LEAD DESIGNER & CONSULTANT

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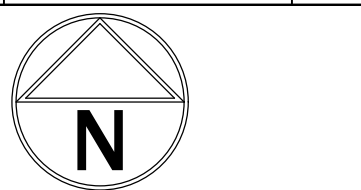
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04			

NORTH POSITION:



ENGINEER'S STAMP:

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PROJECT NAME/ADDRESS:

**221 MAIN STREET OF
COURTLAND, INNERKIP**

SHEET NAME:

EXISTING SECOND FLOOR

SCALE:

3/16"=1'-0"

PROJECT NO.

22-00

DRAWN BY:

FADI ALDAYAA

DATE:

10/01/2022

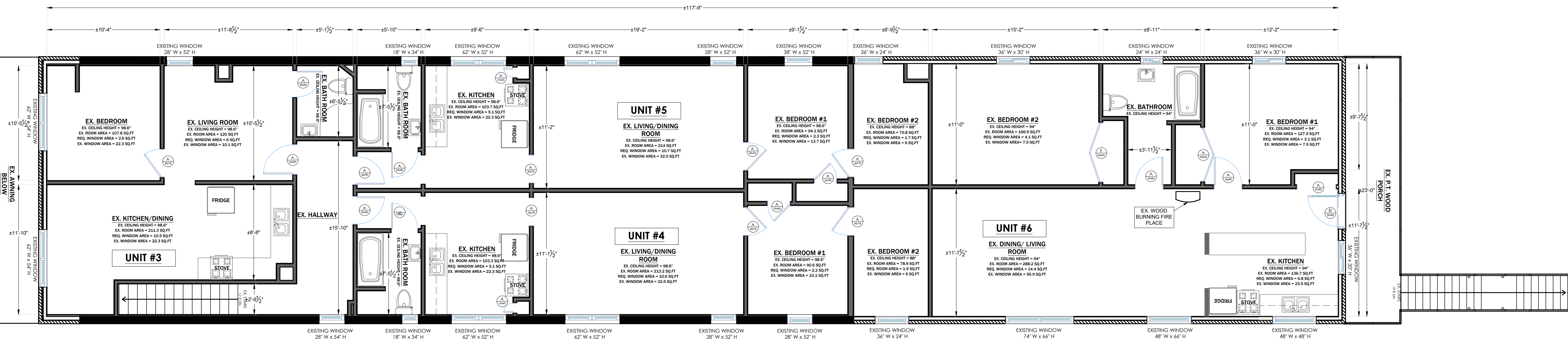
REVIEWED BY:

KEN BEKENDAM

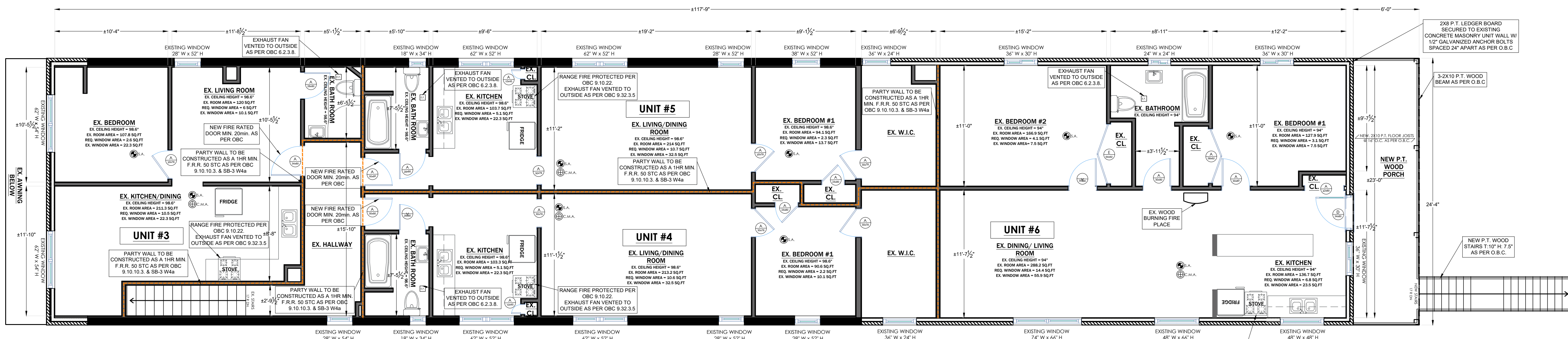
SHEET NO.

A1.03

EXISTING SECOND FLOOR



PROPOSED SECOND FLOOR





EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

CITY ELECTRONIC STAMP:



LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.

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NORTH PORTION:

ENGINEER'S STAMP:

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PROJECT NAME/ADDRESS:
NAME/ADDRESS:
**221 MAIN STREET OF
COURTLAND, INNERKIP**

SHEET NAME:

FRONT ELEVATION

SCALE:
1/4"=1'-0"

PROJECT NO.
22-00

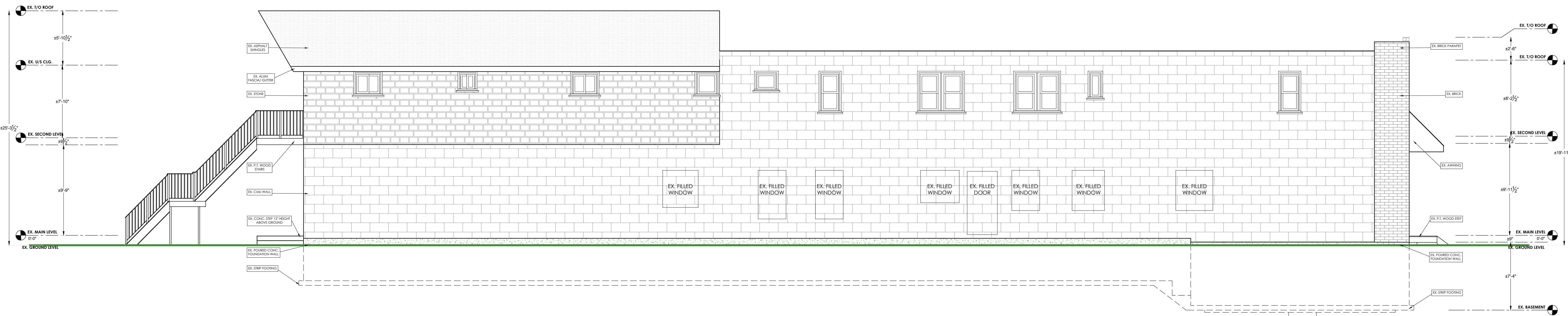
DATE:
10/01/2022

DRAWN BY:
FADI ALDAYAA

REVIEWED BY:
KEN BEKENDAM

SHEET NO.

A2.01



EXISTING LEFT ELEVATION



PROPOSED LEFT ELEVATION

CITY ELECTRONIC STAMP:



LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.

LEAD DESIGNER & CONSULTANT
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CONTACT INFORMATION:
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NORTH PORTION:

ENGINEER'S STAMP:

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PROJECT NAME/ADDRESS:

**221 MAIN STREET OF
COURTLAND, INNERKIP**

SHEET NAME:

LEFT ELEVATION

SCALE:

3/16"=1'-0"

PROJECT NO.

22-00

DATE:

10/01/2022

DRAWN BY:

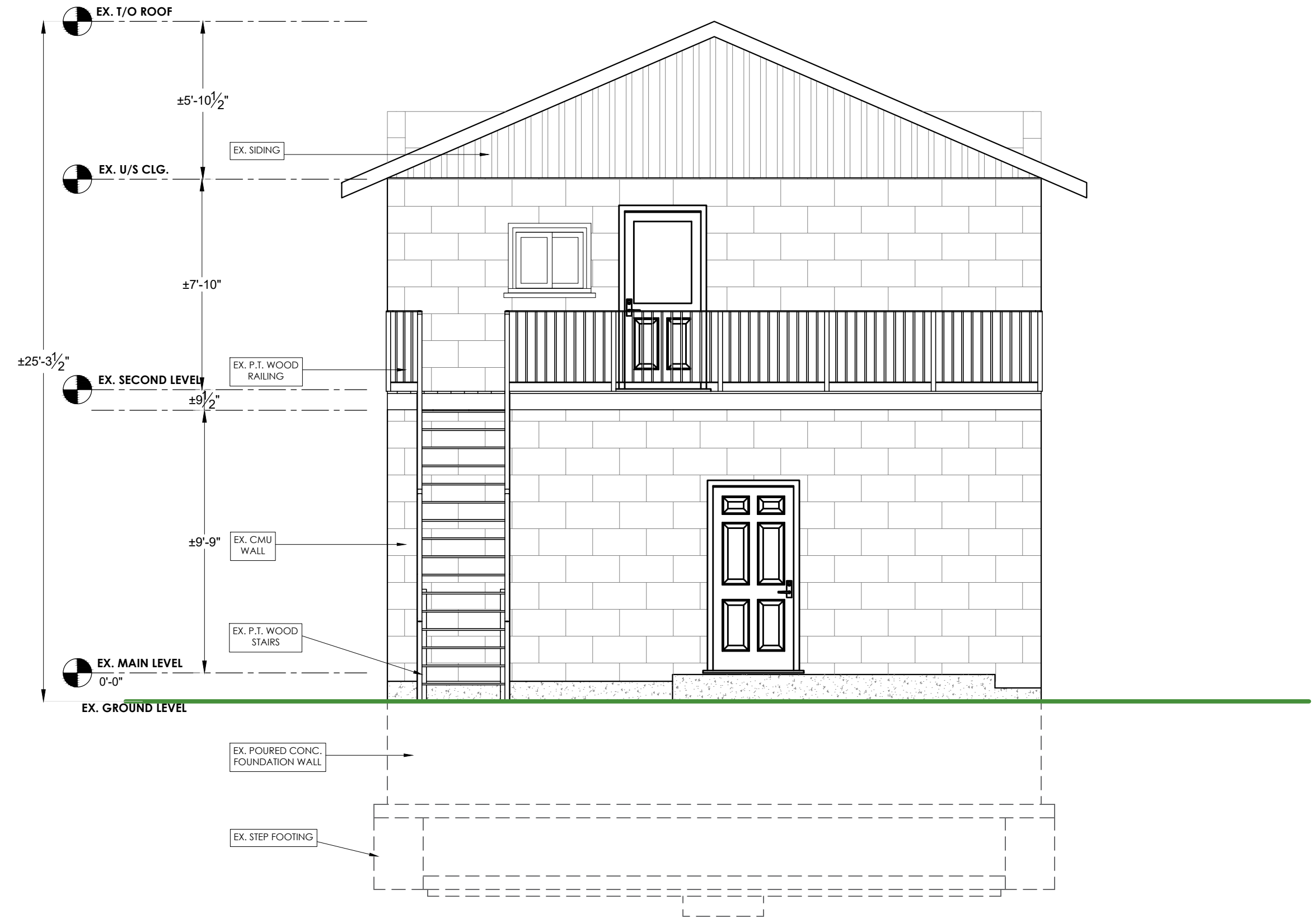
FADI ALDAYAA

REVIEWED BY:

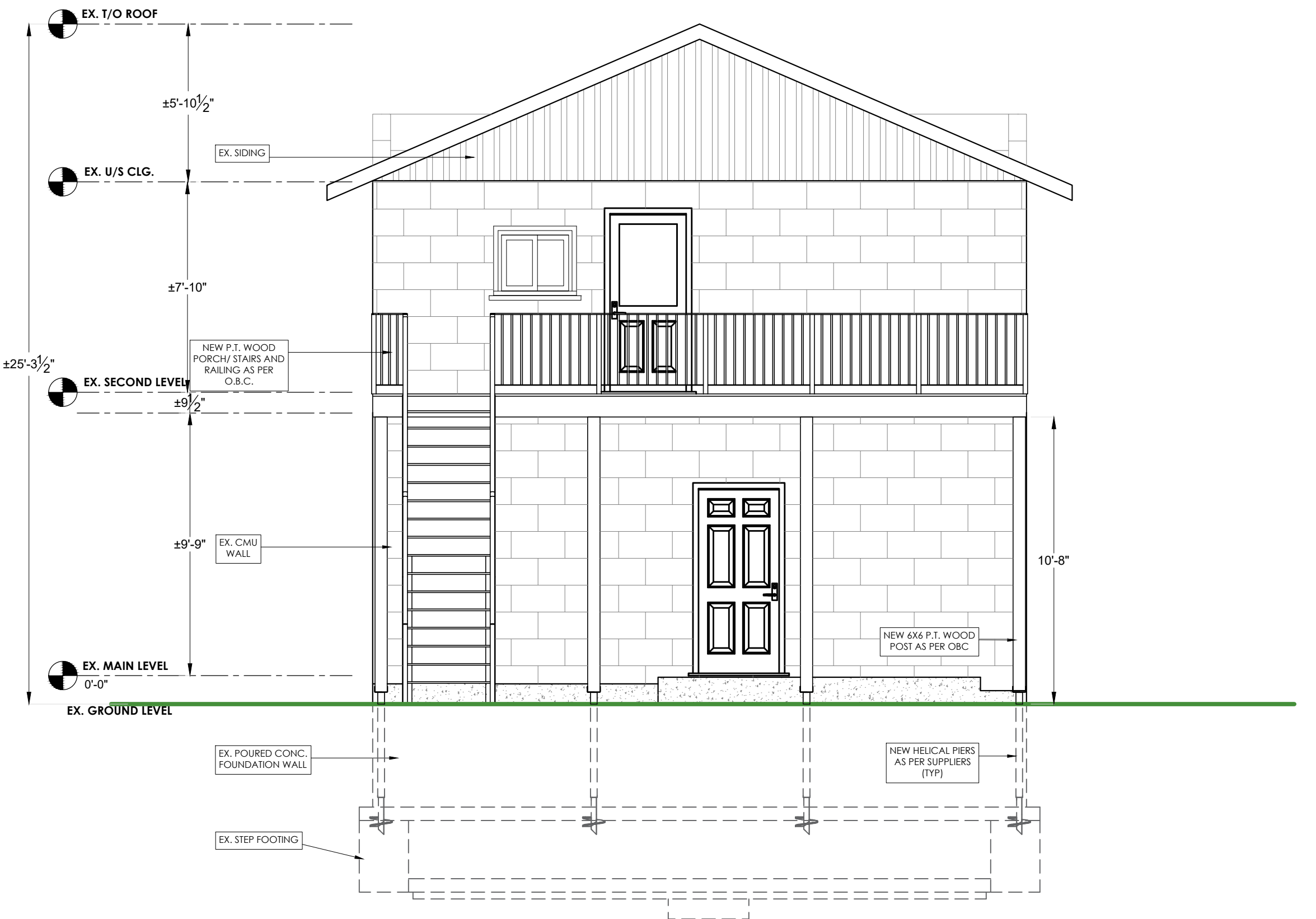
KEN BEKENDAM

SHEET NO.

A2.02



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CITY ELECTRONIC STAMP:



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PROJECT NAME/ADDRESS:

221 MAIN STREET OF
COURTLAND, INNERKIP

SHEET NAME:

REAR ELEVATION

SCALE:

1/4"=1'-0"

PROJECT NO.

22-00

DATE:

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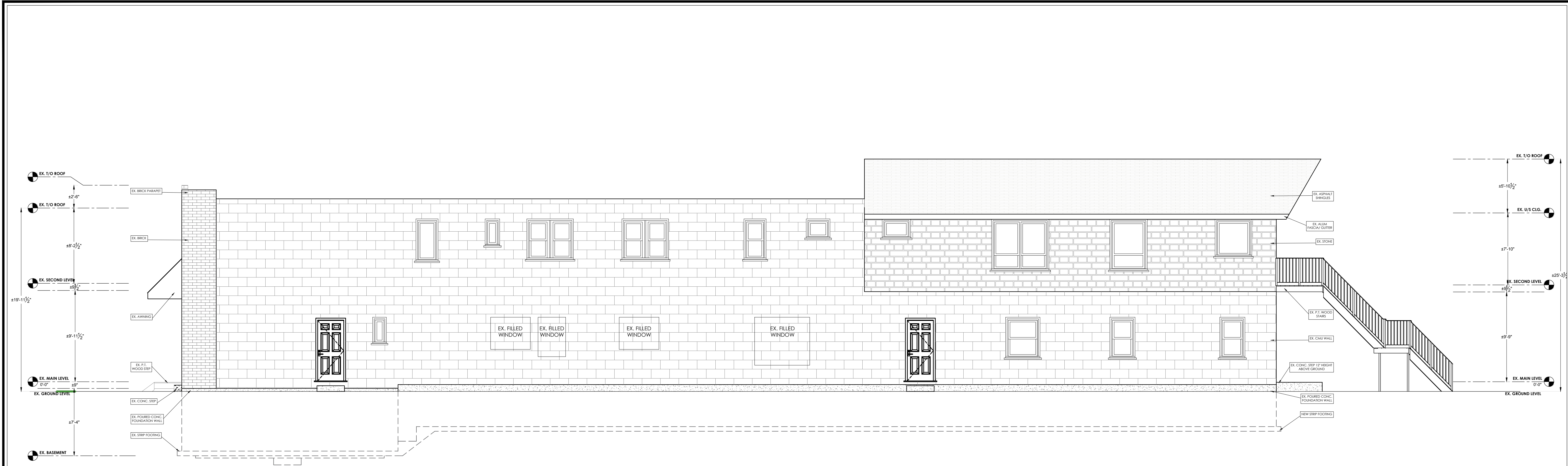
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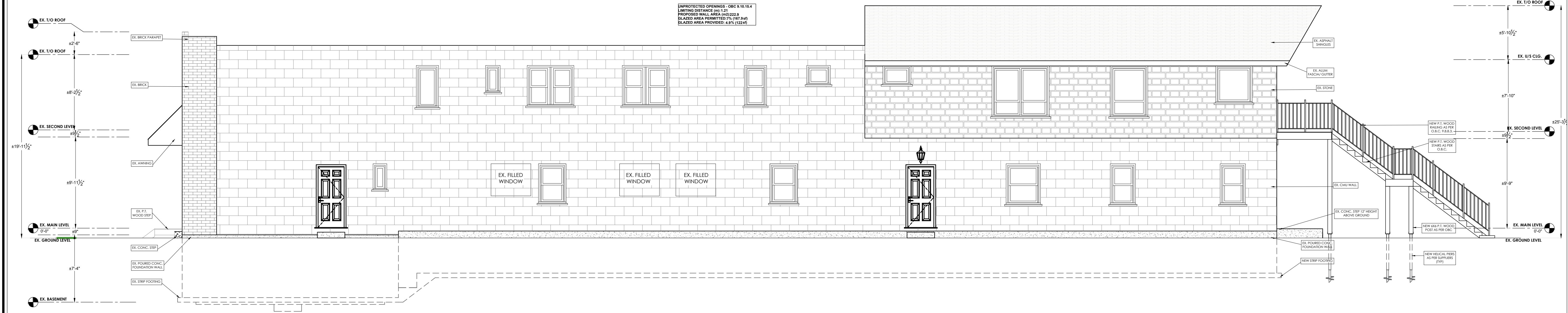
KEN BEKENDAM

SHEET NO.

A2.03



EXISTING RIGHT ELEVATION



PROPOSED RIGHT ELEVATION

CITY ELECTRONIC STAMP:



LEAD DESIGNER & CONSULTANT
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LEAD ENGINEER
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ENGINEER'S STAMP:

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PROJECT NAME/ADDRESS:

221 MAIN STREET OF
COURTLAND, INNERKIP

SHEET NAME:

RIGHT ELEVATION

SCALE:

3/16"=1'-0"

PROJECT NO.

22-00

DRAWN BY:

FADI ALDAYAA

SHEET NO.

DATE:

10/01/2022

REVIEWED BY:

KEN BEKENDAM

A2.04



**legal
second
suites.com**

LEGAL SECOND SUITES ARCHITECTURAL AND ENGINEERING SERVICES ARE OWNED AND OPERATED BY KING HOMES INC.

LEAD DESIGNER & CONSULTANT

KEN BEKENDAM, B.A. BUSCOM, LT.
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LEAD ENGINEER

ROBERT MENDEZ, P. ENG.
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CONTACT INFORMATION:

CONSTRUCTION ENGINEERING

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- DO NOT SCALE DRAWINGS. FULL SCALE: 24" X 36"
- ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE LEAD DESIGNER MUST BE NOTIFIED IMMEDIATELY.
- FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.
- UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.
- USE LATEST REVISED DRAWINGS.
- ALL CONSTRUCTION TO MEET LATEST ONTARIO BUILDING CODE.
- ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGN ARE THE COPYRIGHT PROPERTY OF LEGAL SECOND SUITES. REPRODUCTION OF THIS PROPERTY IN WHOLE OR IN PART IS STRICTLY PROHIBITED WITHOUT LEGAL SECOND SUITES WRITTEN PERMISSION. LEGAL SECOND SUITES ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS PROPERTY UNLESS IT BEARS THE APPROPRIATE PEO NUMBER AND ORIGINAL SIGNATURE.
- BUILDING OWNERS WILL BE RESPONSIBLE FOR HIRING A CERTIFIED CONTRACTOR TO PERFORM SCOPE OF WORK AS PER ISSUED PERMIT.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION AND SAFETY REQUIREMENTS ON SITE.

REVISIONS:

NO.	DATE	GENERAL DESCRIPTION	INITIALS
01	09.27.2022	ISSUED FOR REVIEW	FA
02	10.01.2022	ISSUED FOR REVIEW	FA
03	01.09.2023	ISSUED FOR REVIEW	FA
04			

NORTH PORTION:**ENGINEER'S STAMP:**

*ONLY ITEMS MARKED WITH AN ASTERISK

PROJECT NAME/ADDRESS:

**221 MAIN STREET OF
COURTLAND, INNERKIP**

SHEET NAME:

FIRE SEPARATION DETAILS

SCALE:

NTS

PROJECT NO.

DATE:

22-00 10/01/2022

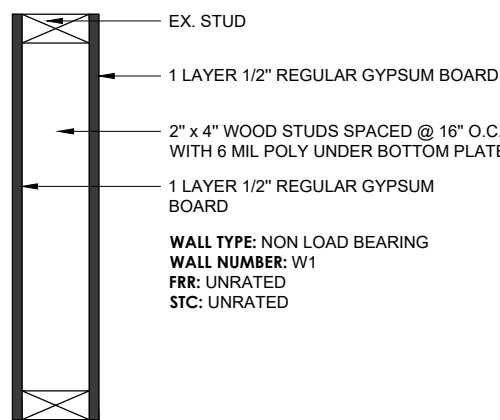
DRAWN BY:

REVIEWED BY:

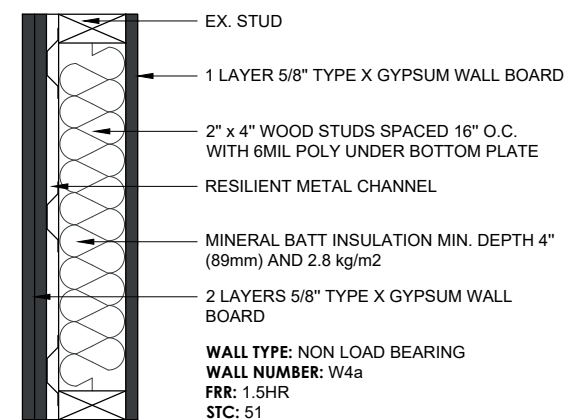
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SHEET NO.

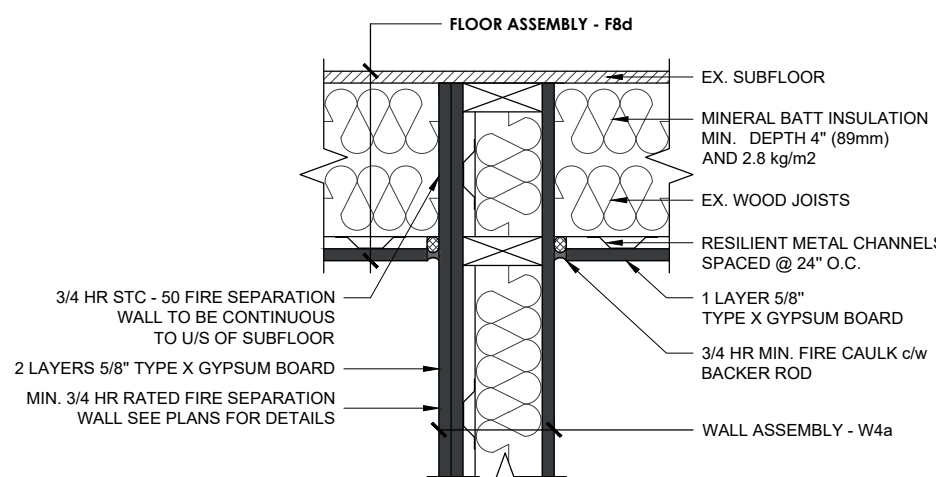
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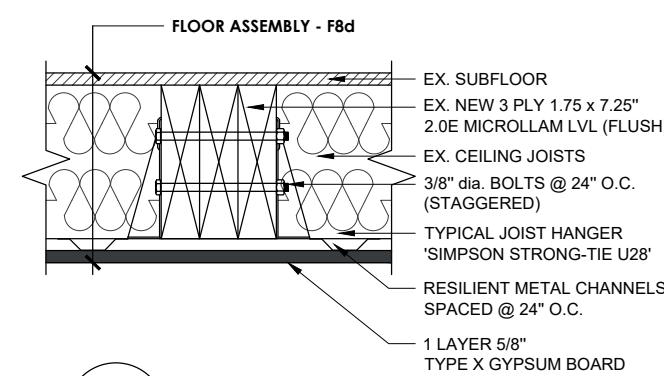
01 NEW: INTERIOR PARTITION WALL
WITH GWB BOTH SIDES



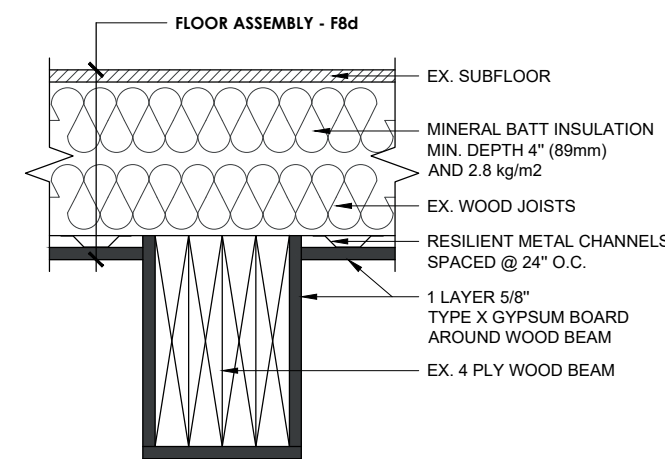
02 NEW: INTERIOR PARTITION WALL
WITH 1HR FIRE SEPARATION



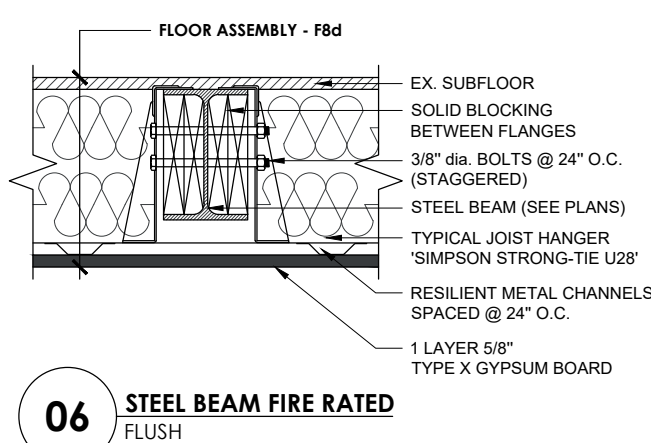
03 VERTICAL FIRE SEPARATION
AT CEILING DETAIL



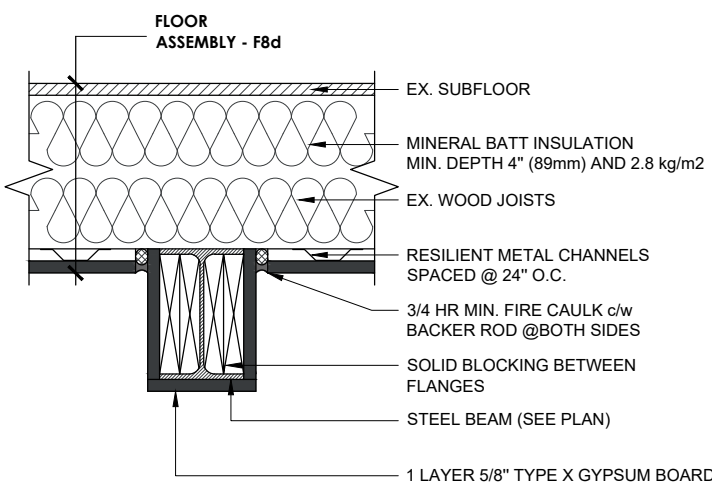
04 LVL BEAM DETAIL
FLUSH



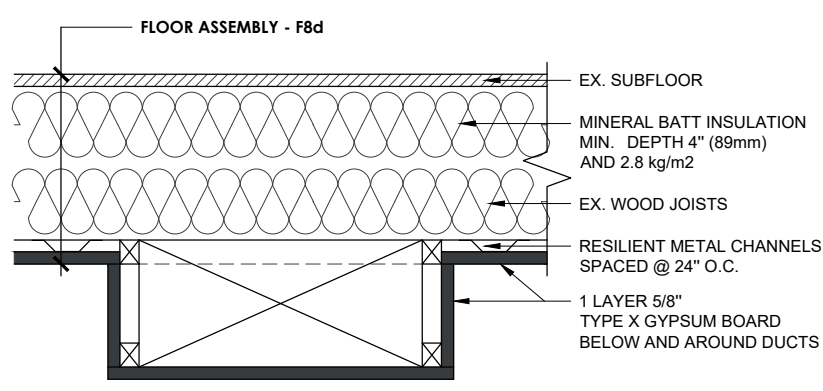
05 WOOD BEAM FIRE RATED
DROPPED



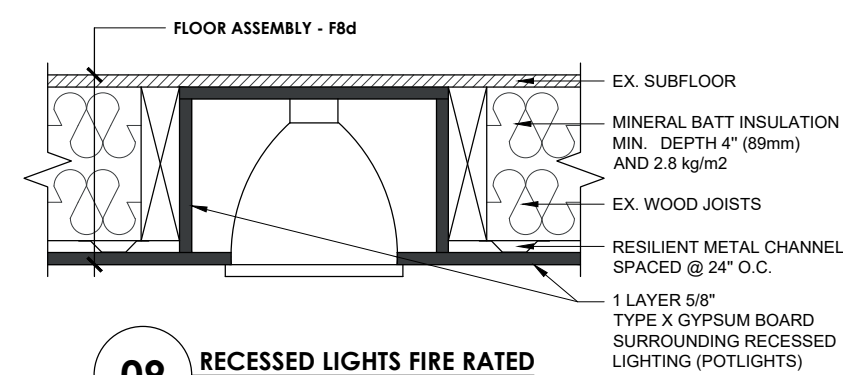
06 STEEL BEAM FIRE RATED
FLUSH



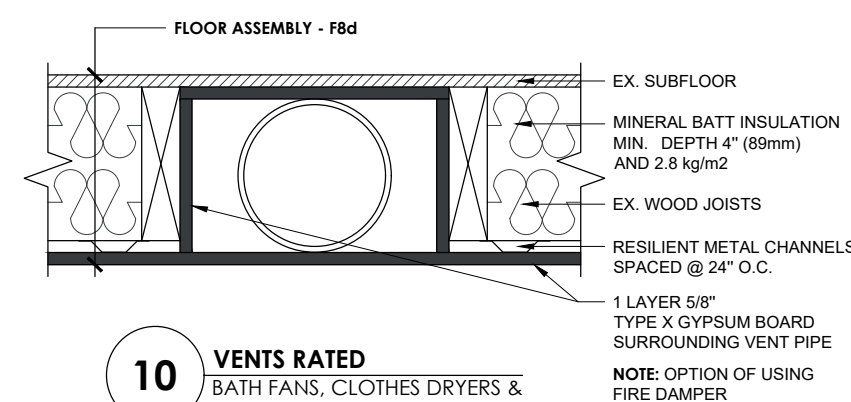
07 STEEL BEAM FIRE RATED
DROPPED



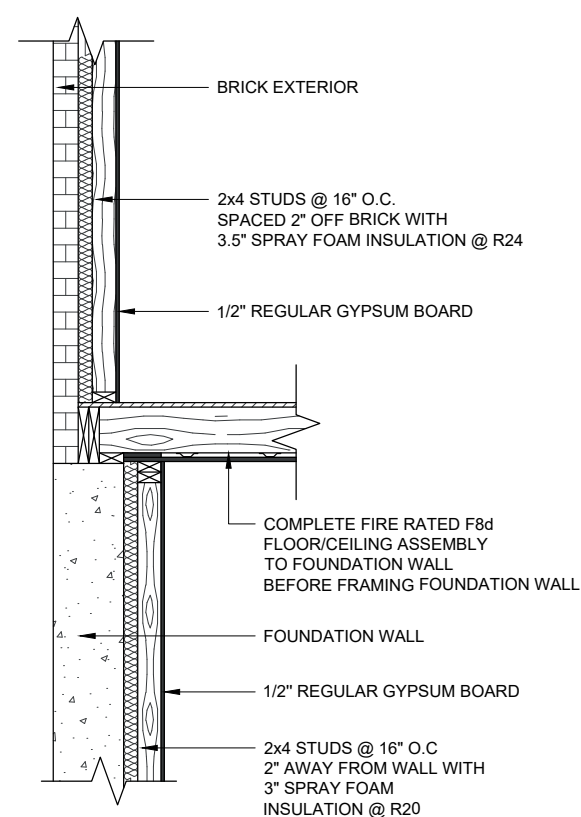
08 DUCTS FIRE RATED



09 RECESSED LIGHTS FIRE RATED



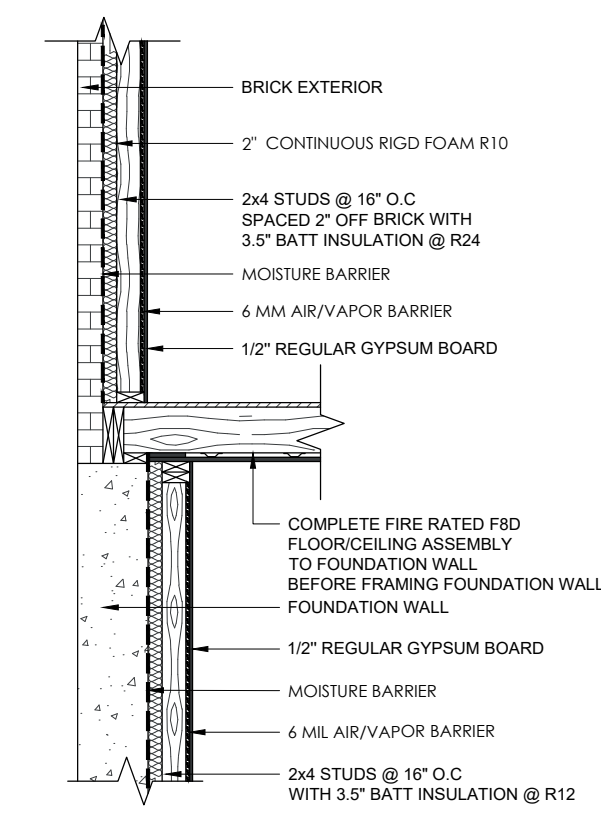
10 VENTS RATED
BATH FANS, CLOTHES DRYERS &
KITCHEN EXHAUSTS



NOTE: FOUNDATION WALL, SLAB AND FOOTING FOR REFERENCE ONLY - EXACT SIZE NOT DETERMINED

EXTERIOR FOUNDATION WALL DETAIL FOR NEW PORTIONS ONLY

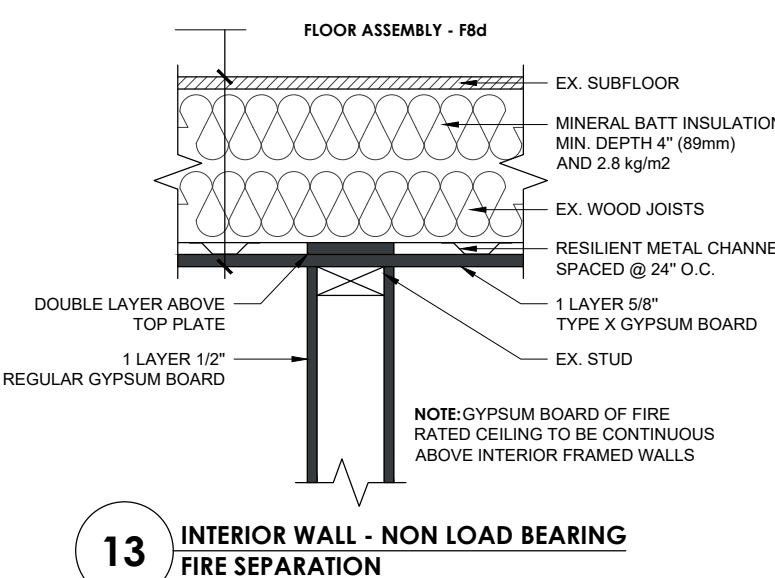
11 EXTERIOR WALL
SPRAY FOAM



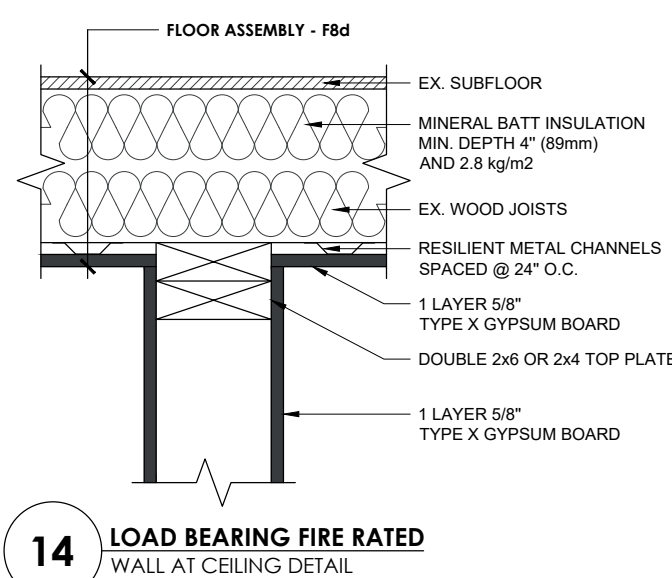
NOTE: FOUNDATION WALL, SLAB AND FOOTING FOR REFERENCE ONLY - EXACT SIZE NOT DETERMINED

EXTERIOR FOUNDATION WALL DETAIL FOR NEW PORTIONS ONLY

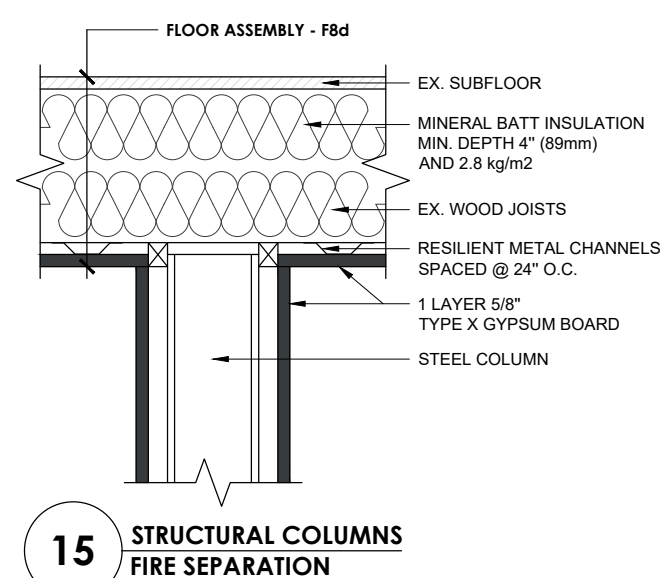
12 EXTERIOR WALL
BATT INSULATION



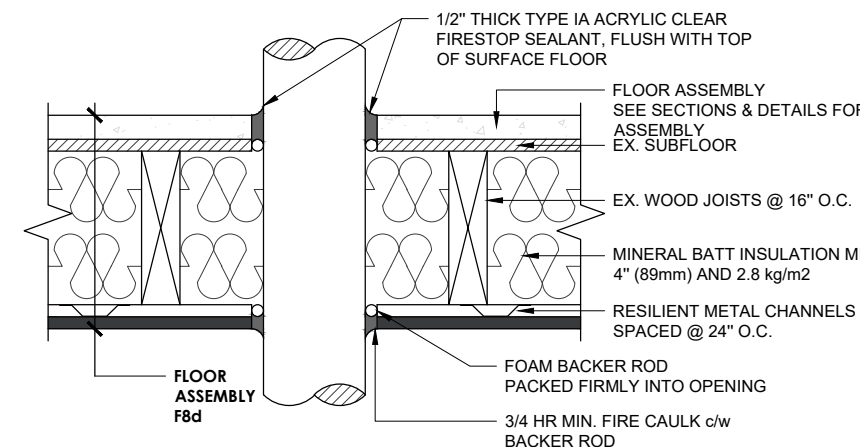
13 INTERIOR WALL - NON LOAD BEARING
FIRE SEPARATION



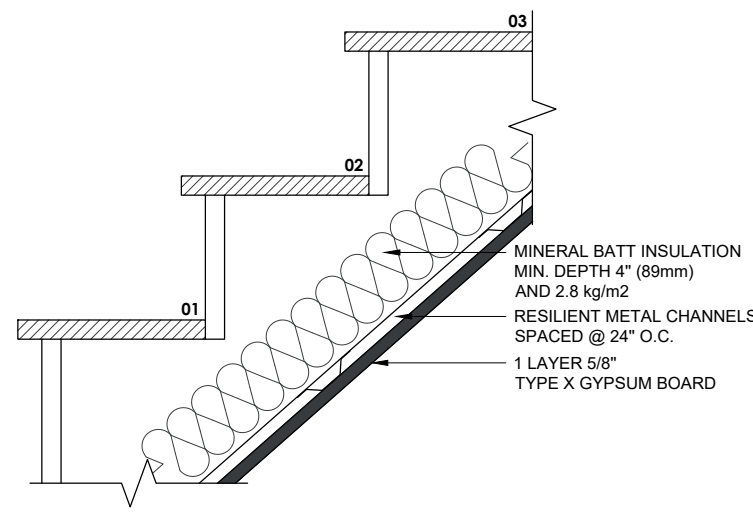
14 LOAD BEARING FIRE RATED
WALL AT CEILING DETAIL



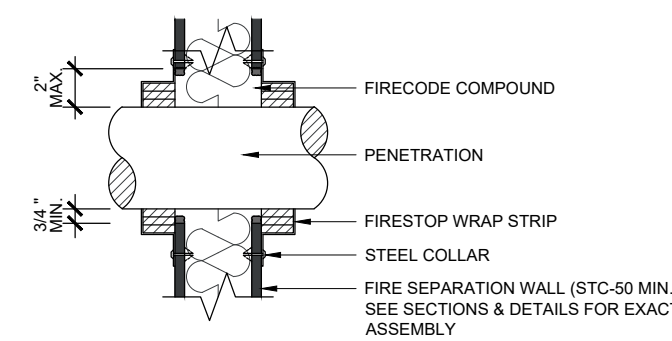
15 STRUCTURAL COLUMNS
FIRE SEPARATION



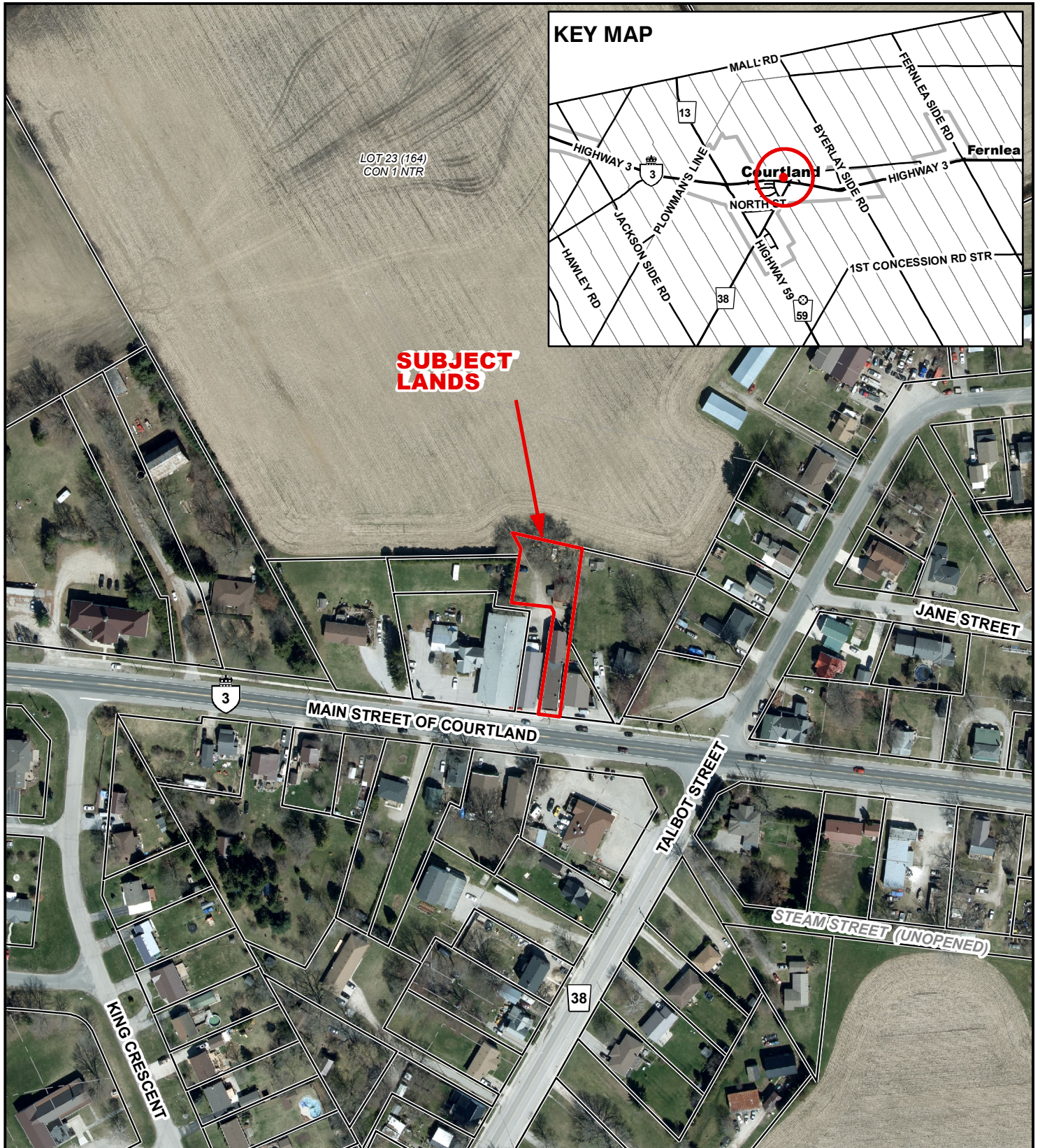
16 FIRESTOP DETAIL FLOOR PENETRATION
SEE HILTI DETAILS




17 STAIR FIRE RATED



18 FIRESTOP DETAIL WALL PENETRATION
SEE HILTI DETAILS

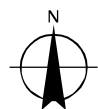


Legend

 Subject Lands

2020 Air Photo

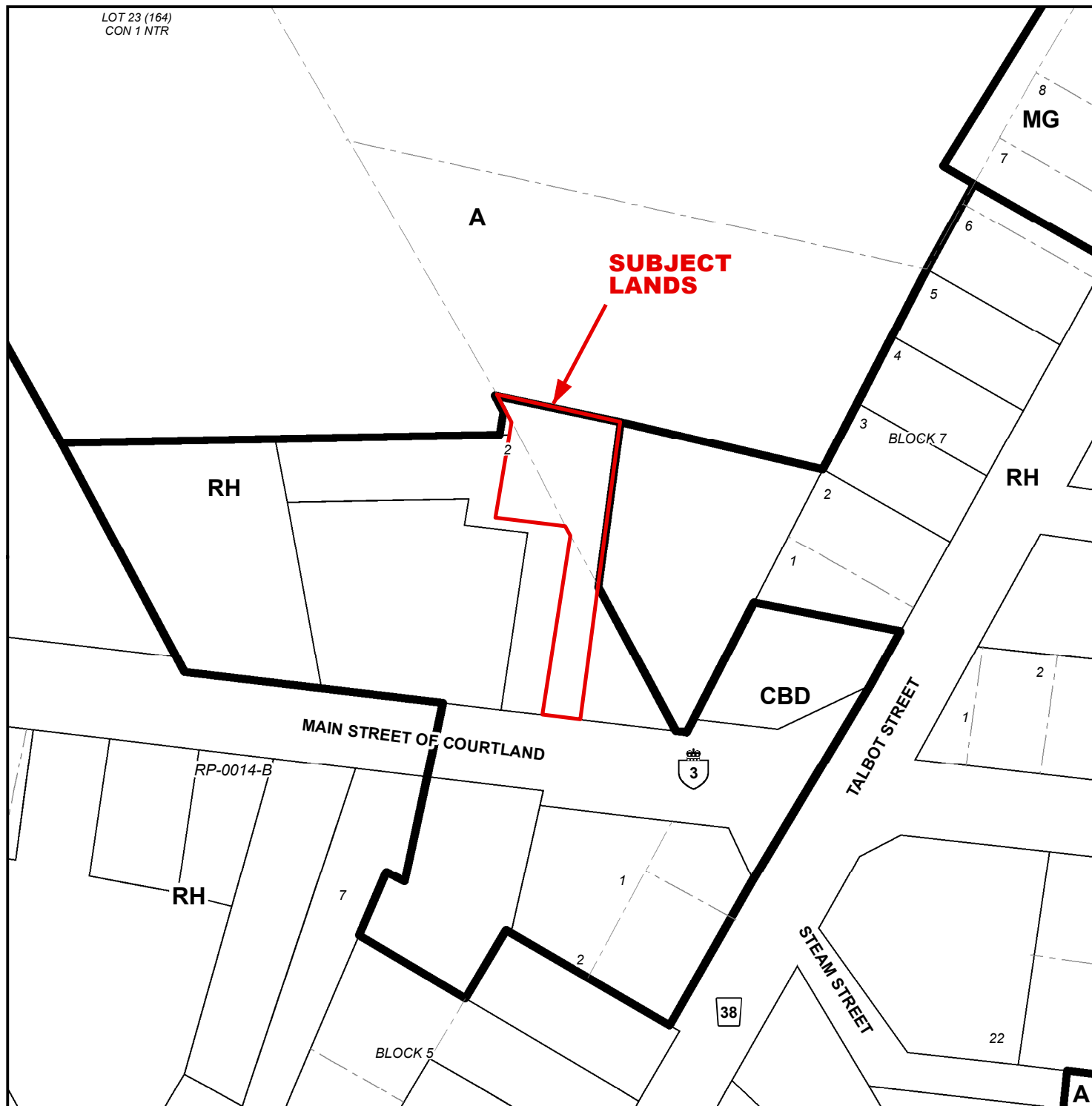
2/21/2023



20 10 0 20 40 60 80 Meters

MAP B
ZONING BY-LAW MAP
 Geographic Township of MIDDLETON

ANPL2023048



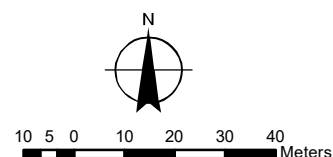
LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

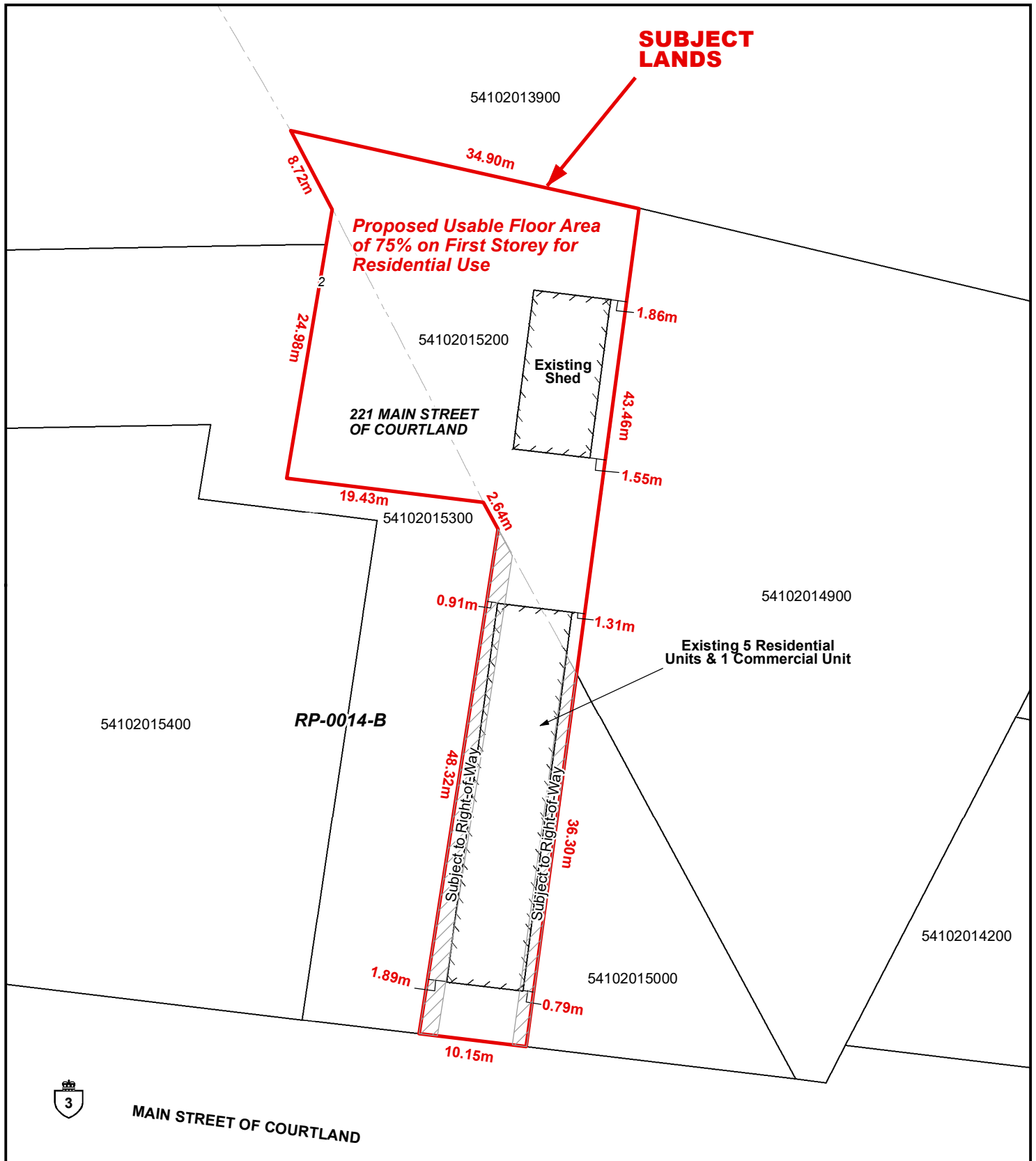
2/21/2023

- (H) - Holding
- A - Agricultural Zone
- CBD - Central Business District Zone
- MG - General Industrial Zone
- RH - Hamlet Residential Zone



CONCEPTUAL PLAN

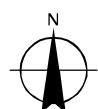
Geographic Township of MIDDLETON



Legend

Subject Lands

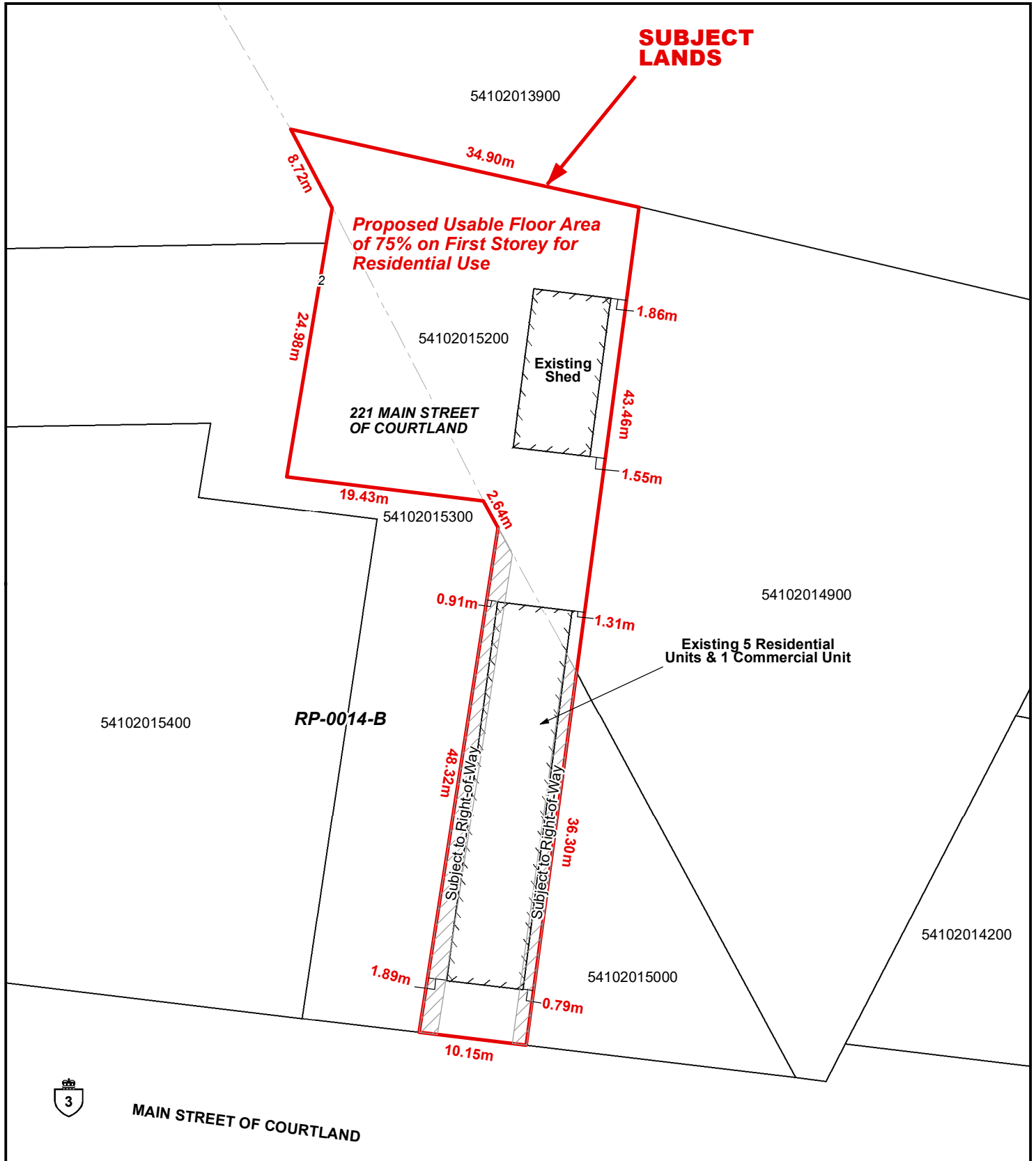
2/21/2023



4 2 0 4 8 12 16 Meters

CONCEPTUAL PLAN

Geographic Township of MIDDLETON



Legend

Subject Lands

